

PROPOSED EXTENSION to BAKERY at 230 PONTEFRACT ROAD, LUNDWOOD, BARNSELY
STATEMENT in SUPPORT of APPLICATION

EXISTING SITE

The site is located approximately 3 kilometers to the east of Barnsley Town Centre (OS Grid Ref: SE 37284 06965) and comprises a well-established bakery, shop and café business situated in a busy shopping area of Lundwood. The site is bounded to the north east and south west by other commercial premises, to the south east by the A628 Pontefract Road and at the rear and to the north west by a service road which serves this and adjacent premises.

The site is 0.550 Hectares in area and is located in an area designated as principal shopping and commercial usage in the current Unitary Development Plan, published by Barnsley M.B.C.

The site has been developed in a piecemeal basis, and comprises brick built buildings, a semi-temporary concrete segment section and two "Portacabin" type temporary buildings all integrated with the permanent buildings. A canopy covers an area used for loading outbound goods and taking deliveries to the premises with access off the rear service road.

The business is owned, occupied and operated by the applicant and is used for butchery and baking to supply a total of 9 shops and café premises in the Barnsley area, all owned and operated by the applicant

The existing site is shown in the photographs below.



Photograph No.1 - View from the rear Service Road



Photograph No.2 – Loading Bay area



Photograph No.3 - View from rear yard (south eastern boundary)



Photograph No.4 - View from adjacent yard (south western boundary)

PROPOSAL/NEED

The site currently has limited welfare and office facilities which are currently contained within the "Portacabin" type buildings. These buildings are thermally very inefficient and require excessive use of heating fuel to maintain a reasonably comfortable working environment.

The current bakery buildings are proving too small to cater for the needs of the expanding business, with some parts particularly the Portacabin and concrete sectional buildings being structurally and/or thermally inadequate.

An extension is urgently needed to allow the expansion of the butchery and baking operations and to provide adequate and modern welfare and office facilities, resulting in a safer and more pleasant working environment for staff.

The business generates a large quantity of commercial waste which is currently disposed of to landfill. To reduce this need a proprietary manufacture incinerator unit is to be installed in the new building which will remove the need to landfill 98% of this waste. The incinerator unit will be designed, installed and operated strictly within the manufacturer's requirements to eliminate all odours and air pollution.

This proposal will have significant environmental benefits, namely:-

1. It will result in a high proportion of waste generated on site not being removed to landfill sites, including a reduction in traffic movements to remove the material
2. The new building will be insulated to modern standards with a resulting reduction in the use of heating fuel to maintain a satisfactory working environment for employees

There are currently 23 full time equivalent employees on this site and the business requires these numbers to be increased by 4 additional on-site staff, plus the employment of one baker's and one butcher's apprentice.

The applicant intends to open a further 2 outlets in the Barnsley area with the creation of a further 12 full time equivalent jobs. The total employment figure for this business is currently 80, with the potential to increase this to a figure of 100 full time equivalents.

The extension will provide better washing facilities, allow the consumption of hot drinks and food by staff during break periods (including shift workers) and will incorporate toilet accommodation in numbers and to a standard as recommended by Welfare at Work Guidance promoted by the Health and Safety Executive. The provision of proper facilities is considered to be an essential requirement in the current climate where health and wellbeing of staff is of paramount importance. On site operations will be rationalised due to the increase in space provided which will both improve efficiency and safety of employees.

DESIGN

It is proposed to demolish the existing temporary "Portacabin" and substandard concrete sectional buildings and to remove the canopy and associated supporting steelwork covering the loading area.

These buildings will be replaced with a two storey brick built extension of modern construction, which has a much more cohesive and therefore improved appearance. A two storey extension is the only solution which will provide the additional floor space needed to achieve the applicant's planned expansion and improvements.

The roof will be of flat construction to minimise the impact on the local environment and street scene. The extension will not be visible from the A628 Pontefract Road and adjacent residential areas. The finished height of the new structure will be less than the adjacent four storey residential development at the junction of Littleworth Lane and the rear service road and the adjacent "Iceland" supermarket.

The site is significantly lower than the adjacent open space to the rear which will lessen the impact on this area. There will be a limited amount of waste storage at the rear which will greatly improve the aspect of the site from this direction.

ACCESS

The development will utilise the existing access off the service road and will have no detrimental effect on the current access and egress of vehicles onto the public highway. Loading and unloading will be carried out in the new loading area incorporated in the extended building. There will be a reduction in traffic generated in the area as a result of the proposal, as vehicular movements to and from the site will be reduced by removing the need for regular waste collection.

GENERAL

The applicant is trying to develop his business activities and make them more economically viable and sustainable in the long term, together with enhancing the appearance of his premises and providing modern welfare and safety standards for employees.

The extension represents a significant financial commitment by the applicant, and will ensure the survival of this local business and will create the scope for additional employment opportunities for local people.