

Application Reference Number:	2026/0617
Proposal Description:	Erection of welding and metallurgy research centre
Location:	Unit 20, Goldthorpe Industrial Estate Commercial Road, Goldthorpe, Rotherham, S63 9BL

Recommendation:

Approve subject to conditions.

Site Description

The application site is located at Unit 20 within Goldthorpe Industrial Estate, accessed from Commercial Road. The surrounding area is characterised predominantly by established employment and industrial uses, including general industrial, manufacturing, commercial and associated employment activities.

The site is therefore located within an established employment area and is well related to the existing industrial estate. Residential properties are present within the wider surrounding area, including properties along Meadow gates. The relationship between the proposed building, neighbouring industrial premises and nearby residential properties has therefore been considered, particularly in relation to noise, disturbance, visual impact and general residential amenity. The application site is predominantly hard surfaced and is previously developed land.

Planning History

- No recent or relevant planning history.

Proposed Development

This application seeks full planning permission for the erection of a welding and metallurgy research centre at Unit 20, Goldthorpe Industrial Estate, Commercial Road, Goldthorpe.

The application proposes approximately 285 square metres of new internal floorspace within Use Class B2 (General Industrial). The proposed facility would be used for the evaluation and prototype testing of welding processes and/or welding consumables.

The application identifies the proposed activities as including:

- evaluation and prototype testing of welding processes and consumables;
- welding plant;
- metal cutting/sawing;
- metal spray facilities; and
- microscopy and associated research/testing activities.

The proposal would provide an expansion of the existing employment operation at the site and is intended to support welding and metallurgy research and development.

The application form identifies 27 existing/proposed car parking spaces, with no net change in parking provision. The proposal would retain the employment function of the site.

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 on 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.

- SD1 Presumption in favour of sustainable development
- GD1 General Development
- LG2 The Location of Growth
- E1 Providing Strategic Employment Locations
- E2 The Distribution of New Employment Sites
- E3 Uses on Employment Land
- T2 Safeguarding of Former Railway Lines
- T3 New Development and Sustainable Travel
- T4 New Development and Transport Safety
- D1 High Quality Design and Place Making
- GI1 Green Infrastructure
- GS2 Green Ways and Public Rights of Way
- BIO1 Biodiversity and Geodiversity
- Policy CC1 Climate Change
- Policy CC3 Flood Risk
- Policy CC4 Sustainable Drainage Systems
- Policy CC5 Water Resource Management
- RE1 Low Carbon and Renewable Energy
- CL1 Contaminated and Unstable Land
- Poll1 Pollution Control and Protection

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than

paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 12 - Achieving well-designed places

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:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

Consultations

- Enterprising Barnsley – Support the application, the development has the potential to support business growth, research and skills development, whilst making productive use of an established industrial site.
- Highway Drainage - No objections.
- Highways – No objections.
- Pollution Control – No Objections.
- Public Rights of Way – No objections.
- Yorkshire Water – No objections
- Ward Councillors – Cllr Langridge has no issues with the development

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. A site notice was posted at the site. No representations have been received

Assessment

The main issues for consideration are as follows:

- Principle of development
- Residential amenity;
- Noise and disturbance;
- Traffic and highway safety;
- Parking;
- Visual impact; and
- Drainage.

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The site is located within an established industrial/employment area. The existing use of the premises is identified on the application form as a welding and engineering workshop falling within Use Class B2 (General Industrial).

The proposed development would also operate as a B2 employment use and would support research, testing and development associated with welding and metallurgy. There is consequently no loss of employment land or introduction of an unrelated non-employment use.

The proposal would enable an existing business to expand and adapt its premises, consistent with the objectives of Local Plan Policies E1 and E3 and the economic objectives of the NPPF.

The development would also make effective use of previously developed land within an established employment area. The principle of the development is therefore considered acceptable.

Enterprising Barnsley/ Economic Benefits

The proposal would provide additional floorspace for research and development associated with welding and metallurgy. The development would support the continued operation and potential expansion of an established business and would provide a facility for prototype testing and development of welding processes and consumables.

The application identifies existing employment on the site and proposes additional employment associated with the new facility. The development therefore has economic benefits through:

- supporting an existing local business;
- facilitating investment and business expansion;
- supporting research and development;
- providing additional employment opportunities;
- supporting the manufacturing and engineering sector; and
- making productive use of an established employment site.

Enterprising Barnsley was consulted upon and stated the development has the potential to support business growth, research and skills development, whilst making productive use of an established industrial site. These benefits attract significant weight in favour of the proposal.

Residential Amenity

The nearest residential properties are located within the wider area surrounding the industrial estate. The proposed use would remain within an established industrial location and would be compatible in principle with the existing employment uses surrounding the site. Nevertheless, the proposed facility includes welding, metal cutting, metal spraying and associated testing equipment. These activities have the potential to generate noise, fumes, odour, vibration or other environmental effects.

The Council's Pollution Control Officer has therefore been consulted and has stated that they have no objections to the scheme. The proposal is considered capable of operating without causing unacceptable harm to residential amenity.

Therefore, this proposal would not have a detrimental impact in terms of residential amenity therefore it does not conflict with Local Plan Policies GD1: General Development and Poll1: Pollution Control and Protection. The Council's Pollution Control Officer has been consulted upon, and they had no objections to the scheme. Moderate planning weight has been granted to this.

Visual Amenity

Local Plan Policy D1 requires development to be of high quality and to respect, take advantage of and reinforce the distinctive local character of Barnsley. The proposed building is industrial in character and would be located within an existing industrial estate where buildings of an industrial/commercial nature are characteristic of the surrounding area. The scale and form of the building are considered appropriate to its surroundings and would not introduce a fundamentally incongruous form of development. The proposed use and appearance of the building would therefore be compatible with the established character of Goldthorpe Industrial Estate.

As such there would be little to no detrimental impact on visual amenity. The proposal is therefore considered to comply with *Local plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity. Moderate planning weight has been granted to this.

Highways Safety

The site is located on Commercial Road within Goldthorpe Industrial Estate and benefits from an established vehicular access arrangement. The application proposes no new vehicular access. The application identifies 27 existing parking spaces, with 27 spaces retained following development. The proposal would therefore result in no net reduction in the existing parking provision.

The proposed use is considered compatible with the existing industrial estate and would not be expected to generate a level of traffic that would result in a severe or unacceptable impact upon the surrounding highway network.

The Council's Highways Development Control have been consulted. The proposals do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highways point of view."

As such they now hold no objections to the scheme. Moderate planning weight has been granted to this.

Planning Balance and Conclusion

For the reasons stated in the report above the proposal is granted approval subject to the conditions. The scheme would have little to no adverse impacts on visual and residential amenity, and highway safety. As such the scheme would comply with the Council's policies.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.