
2021/0730

Applicant: Cranswick Convenience Foods

Description: Two storey extension to existing building and upgrade to existing front elevation

Site Address: Cranswick Convenience Foods, Valley Park Industrial Estate, Meadowgate, Wombwell, Barnsley, S73 0UN

Site Description

Cranswick Plc is a large food producer located in Valley Park Industrial Estate in Wombwell, off Wath Road Roundabout.

The existing factory is a large L shaped building constructed of a mix of materials, including brick, glass and green steel cladding. There is a two-storey office area to the front and large production area behind this. The building has been extended previously and fills most of the site with some parking to the front. Access is from Meadowgate with deliveries directed to the side of the building.

There is some limited landscaping around the site edges but the majority of screening is provided by existing tree lined areas adjacent the A6195 and the Trans Pennine Trail to the south.

Proposed Development

It is proposed to erect a two-storey extension to infill the L to the front of the existing building and to re-clad the remaining building.

The extension will create 2,100m² of additional floorspace. The ground floor will increase the existing production area whilst the first floor will provide a canteen, changing area and laundry as well as training facilities.

The extension is triangular in shape and extends to the same height as the existing building with the exception of the entrance, stairwell and lift shaft which protrudes slightly above the roof line.

The whole building will be re-clad in a mix of light and dark grey and translucent cladding, the latter providing light to the building whilst screening the internal areas from view. Black brickwork is proposed for the entrance / lift shaft.

BMBC Planning History

2006/1392 – Erection of Security Gatehouse – Approved

2008/0540 - Erection of a single storey extension to factory – Approved

2015/1103 - Extension to existing factory for dry goods storage. – Approved

2019/0953 - Proposed new boiler house – Approved

In addition, two recent applications have been approved to create parking and storage and an access linking to the site on Everil Gate Lane for Cranswick Foods

2020/0781 - Variation of condition 2 of planning application 2019/0561 relating to layout – Approved

2020/1431 - Creation of new access road - Approved

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The site is located in the urban fabric as designated in the Local Plan. As an existing employment site Local Plan Policy E3 Uses on Employment Land is the starting point for assessing development.

In addition, the following Local Plan policies are relevant to this application:

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
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

SPD's

-Parking

NPPF

The National Planning Policy Framework 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.

Paragraphs of particular relevance to this application include:

80-82 – Building a strong, competitive economy through: setting out a clear vision and strategy to encourage sustainable economic growth, seeking to address potential barriers to investment and being flexible.

109 – 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.

180 & 181 – Pollution and Air Quality Impacts

Consultations

Air Quality – It is noted from the planning application that there is a reduction in car parking spaces (53 spaces) from 125 to 72 and this particular application deals with Phase Two of the development. In addition, the D&A statement states that the Phase One development included 27 EVCPs at the car park.

Enterprising Barnsley – Enterprising Barnsley support the proposed application that will help to create employment opportunities and lead to a business rate increase for BMBC.

Yorkshire Water – No comments

Pollution Control – No objections subject to conditions controlling noise and dust.

Highways – No objections

Trees – The trees located where the new extension are proposed have been relatively recently planted and as such do not have significant amenity value and the site is screened by the vegetation between the main road and Meadowgate so these trees are not particularly visible from outside the site.

Their removal to accommodate the works are therefore not an issue, however their replacement will be required, particularly given the Councils commitment to new tree planting and increasing the tree cover of the Borough.

The vegetation which is being retained will need to be protected during the proposed works and new tree planting will be required and as such I would ask that conditions be utilised if the application is approved.

Drainage – No objections, details can be checked and agreed by Building Control.

Ward Councillors – Councillor Frost has written in support of the application as it will provide much needed jobs and supports the active travel scheme and the electric charging points.

Representations

The application was advertised by individual neighbour notification letter and by site and press notices. No comments have been received.

Assessment

Principle of development

The principle of employment development on this site is established by its current use and location within an existing industrial estate in accordance with Local Plan Policy E3.

Highway Safety

The existing access and delivery arrangements will not change, and the Highway Officer has assessed the application raising no objections.

The extension will result in a loss of 53 existing parking spaces on the site, however, this has been addressed through the agreed amendment to parking on the nearby Everil Gate Lane scheme and connecting access to this from Meadowgate Lane. A condition has been added to ensure that the extension as approved under this application does not commence until such time as the car parking approved under application 2020/0781 and the associated access as approved under application 2020/1431 are provided and made available for staff and visitors. The two sites will provide 386 parking spaces which is within the recommended parking provision as set out in the Parking SPD.

EVCP's have been provided on the car park site with 27 in total along alongside storage for 80 bicycles.

Therefore, the proposed complies with local plan policies T3 and T4.

Visual and Residential Amenity

The proposed development is located within an industrial estate and is not close to any residential properties with the nearest being on the opposite side of the A6195 and well screened by trees along the highway edge. Therefore, there is no impact on residential amenity.

The proposed includes re-cladding the whole building in a modern palette of light and dark greys which will improve the visual appearance of the building and blend better with the skyline than the current red brick and green cladding. This approach will also harmonise the various extensions to the building, improving its overall appearance.

The loss of trees will have a minimal negative impact on visual amenity, as these are relatively young trees with a low value. The tree officer has requested these be replaced, and an appropriate condition has been added.

Recommendation - Approve