
PLANNING AND DESIGN AND ACCESS STATEMENT

ERECTION of WORKSHOP

WARWICK WARD LTD
Blacker Hill Sidings
Blacker Hill
Barnsley

S74 0RE

INTRODUCTION

BACKGROUND

- 1.This application is submitted on behalf of Warwick Ward Ltd for a building to be sited within the existing industrial site and used as further workshop facilities.
- 2.Warwick Ward (machinery) Ltd was founded in 1970 by Mr. Warwick Ward and has grown over the last 50 years into a major stockist and supplier of new and used wheel loaders and spare parts in Europe. It now employs around 95 people. The company has grown particularly in the last 10 years and employs mainly local people. It wishes to consolidate its operations for the future on the current site.
- 3.The company is the dealer for Case construction equipment in the North of England and the Midlands, for Terex in the North and national dealers for Ecohog and Keestrack.

SITE and SURROUNDINGS

- 4.The application site is situated within the curtilage of the existing Warwick Ward premises. The site is the former railway sidings and has a long established industrial/commercial use with a mixture of offices, industrial buildings and extensive outdoor storage of plant and machinery.
- 5.The site is within open countryside to the south of Worsborough. It is in a valley bottom and there are elevated views of it from the higher land to the east but no views from any other orientation due to the topography.
- 6.The site is relatively flat and its linear form is very well screened along its western boundary by a continuous substantial belt of mature trees. There is a similar effective screening by a tree belt on southern part of the eastern boundary.
- 7.The site contains a number of buildings notably an office and a metal-clad 4 bay workshop of approximately 900 sq. metres. The remainder of the site is open storage of plant and equipment largely on hard-standings.
- 8.The following photographs show the landscape context of the site and close views of the proposed siting.



Figure 1 Aerial View of the site



Figure 2 View looking southwards along the site.

PROPOSAL

9. The proposed building is required to provide covered space to allow employees to work and maintain large shredding machinery. This is currently carried out in the open, which is contrary to modern health and safety standards for employees particularly in winter and counter productive. The company hires out 12 large shredders which require regular maintenance. The existing two workshops are inadequate to cater for the company's expanding work has only 4 bays and currently a significant proportion of workshop is forced outdoors. This is unacceptable in terms of business efficiencies and the health and safety of the workforce.

10. The company has looked at alternative sites in order to expand its operations but has not been successful in finding a suitable alternative. The situation is further complicated by the uncertainty arising out of the position of the site directly on the line of the proposed HS2 project.

It is proposed to erect an open-fronted steel-framed building clad in plastisol coated steel in a dark green to match the workshop granted, planning permission reference 2015/1250, in January 2016.

11.The building is 8 metres x 5 metres and 5 metres to its pitched ridge. It is coloured dark green and will have an electric connection but no other services.

12.Its siting is towards the end of the hard-standing area as it extends southwards along the site. It will abut the eastern boundary and be conveniently located in proximity to the existing workshop.



Figure 3View of industrial premises from elevated position to the east

Site of proposed building



Figure 4 Close-up view of site and shredding machines currently stored outside



Figure 5 Overhanging trees on boundary

PLANNING ASSESSMENT

13.The proposal is necessary to sustain this industrial use and, in principle, is consistent with NPPF and the Council's Core Strategy policy, CSP 21 to promote a prosperous rural economy.

14.The site is within the Green Belt where the NPPF policies are the first point of reference as they superseded the Unitary Development Plan (UDP), which was adopted in December 2000, prior to the NPPF, which was produced in July 2018.

15.NPPF paragraph 145 establishes the types of development which can be acceptable in the green belt and this includes *"limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."

16.UDP policy GS7 is broadly consistent with the NPPF.

17.The essential issue relating to this development is whether it maintains the "openness" of the Green Belt.

18.The building is within the existing industrial site in an area used for open storage of large plant and equipment, which is highly visible. The proposed building will be coloured green and merge into the existing, relatively dense development on the site. The mature tree belts to the west and south will further help the screening of the building. This is the optimum location in terms of screening and operational efficiency. The western edge of the site contains overhead lines, which require easement accessibility precluding siting underneath them

19.The building will be visible from elevated viewpoints to the east but it will not appear prominent for the reasons specified above. The building clad in a muted colour, which will reduce landscape intrusion by screening large machinery, which is highly visible in bright colours.

20.This proposal will not prejudice the openness of the Green Belt and will contribute to the economic development policies in the Core Strategy and UDP.

21. The utilization of a portable steel clad building is justified in design terms on the basis of the uncertainty of the future of the site and the urgent need to make provision for operational activities on the site. The proposal is essentially the same as the workshop granted permission in January 2016.

22. The proposal will not harm residential amenities as the nearest residential property is approximately 120 metres from the site of the workshop.

Pre-Application enquiry ref: 2019/00557

23. The officer response was that there is a need to demonstrate special circumstances to justify this building in the green belt. This is disputed as it is considered the proposal is not inappropriate development in terms of paragraph 145 of the NPPF as referred to above. It is within previously developed site and does not detract the openness or landscape characteristics of the green belt.

24. However it is clear there are very special circumstances in terms of providing accommodation to allow compliance with health and safety standards. Furthermore, the accommodation will allow better productivity. The contribution the firm makes to the local economy is very significant. It provides 95 jobs and is continually expanding productivity with international contracts to provide heavy machinery for the construction industry.

SUMMARY

25. This accommodation is required urgently in order to continue effective operations on the site to comply with health and safety initiatives.

26. It is effectively sustainable development in NPPF terms as it is helping to secure the future of this enterprise.

27. The proposal will be effectively absorbed into the site and will not compromise the openness of the Green Belt.

28. The proposal raises the same issues as a similar proposal granted in January 2016.