

Application Reference Number:	2025/0573
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Application Type:	Full
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Proposal Description:	Extension of car park to trade warehouse and erection of 2no. 4m floodlights to car park extension
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Location:	K D A Wholesale, Fall Bank Industrial Estate, Fall Bank Crescent, Dodworth, Barnsley, S75 3LS
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Applicant:	Mr C Tibble
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Third-party representations:	None	Parish:	None
		Ward:	Dodworth

Summary:

This planning application seeks an extension of the existing car park to the trade warehouse and the erection of 2no. 4m floodlights to car park extension.

The site falls within Urban Fabric as allocated by the adopted Local Plan. The extension to the car park is considered acceptable in principle if proposals would not significantly adversely affect residential and visual amenity and highway safety.

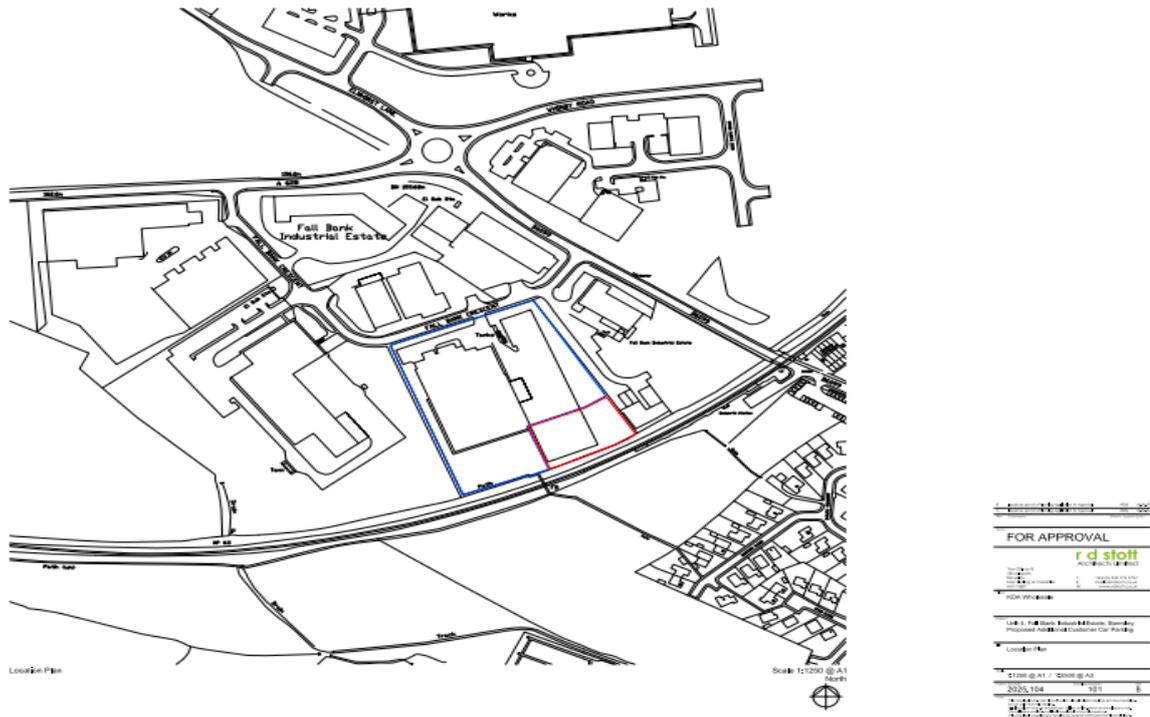
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The application relates to a commercial unit located on Fall Bank Industrial Estate, Fall Bank Crescent in Dodworth. It forms part of an extensive, purpose built industrial/commercial area located close to junction 37 of the M1. The building provides 6,017 square metres of floor space. To the south is the railway line, beyond which are residential properties. The unit has ample parking and access is onto Fall Bank Crescent. A public footpath (Dodworth FP 7) run adjacent to the site.



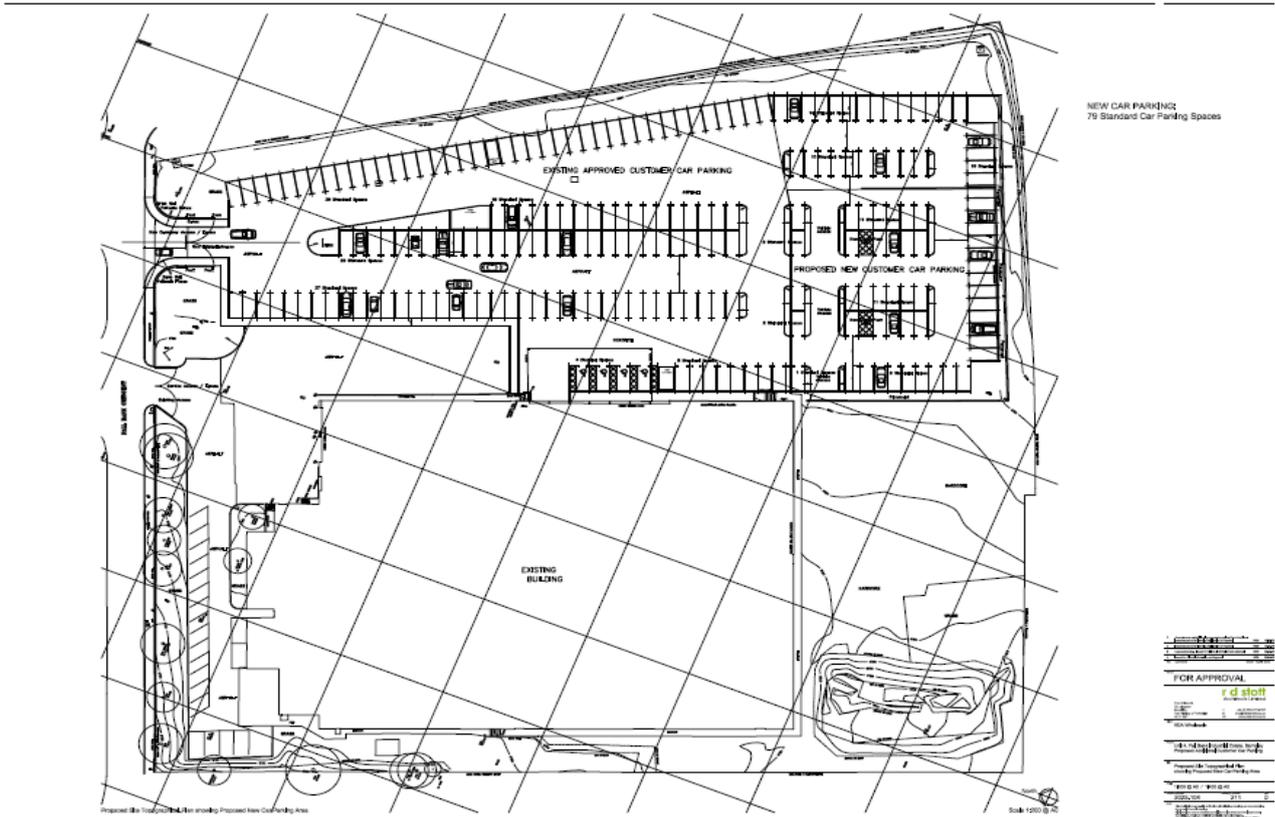
Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
B/82/0405/DO	Rebuilding of part of warehouse incorporating a vehicle maintenance unit etc. and messroom extension	Approved with Conditions
B/89/0120/DO	Extension to car parking, erection of lighting columns, associated drainage	Approved with Conditions
B/04/1058/DO	Erection of extension to existing B1/B2/B8 industrial unit, re-cladding of existing building and associated external works	Approved with Conditions
2012/0315	Change of use from B1, B2 & B8 classes to Sui Generis involving treatment, processing and recycling high nickel alloy swarf including alterations to building, installation of a thermal oxidiser chimney stack and installation of four flood lights	Withdrawn
2012/0852	Change of use from B1, B2, B8 factory unit to Trade Warehouse (Sui Generis)	Approved with Conditions
2015/0203	Erection of extension to car park with new access	Approved with Conditions
2024/0311	Lawful development certificate for retail and trade warehouse without compliance with condition 5 of planning permission reference 2012/0852 (Existing)	LDC Granted

Proposed Development

The proposals include an extension to the existing parking area within the site which is to be achieved by utilising an area of currently vacant land that sits to the south of the existing parking area. The site is occupied by a trade warehouse which in recent times has been granted a certificate of lawfulness allowing up to 100% retail sales to the public rather than the previous restriction to 20%. As such, increased parking provision is required, and the proposed scheme would see the number of spaces within the site increase by 79 from 127 to 206. Also, the erection of 2no. 4m floodlights is proposed.



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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy E3: Uses on employment land – On allocated Employment Sites, or land currently or last used for employment purposes, we will allow the following uses:

- Research and development, and light industry;
- General industrial; or
- Storage or distribution.

Policy E4: Protecting Existing Employment Land – Land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs. The development of employment land and premises for non-employment uses will only take place if:

- Development would not result in a significant loss of existing jobs or employment potential;
- There will still be an adequate supply of employment land or premises in the locality; and
- The land or premises cannot satisfactorily support continued employment use.

Policy 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.

Policy T3: New development and Sustainable Travel – Expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

Policy T4: New Development and Transport Safety – 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.

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

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled. Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent.

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.

The most pertinent SPD's in this case are:

- Biodiversity
- Parking
- Sustainable Travel

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The LPA's Biodiversity Officer was consulted and raised no objections.

Dodworth Ward Councillors were consulted and raised no objections.

The LPA's Forestry Officer was consulted and raised no objections subject to conditions.

Highways Drainage were consulted and raised no objections subject to conditions.

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Network Rail were consulted and raised no objections subject to informatives.

Pollution Control were consulted and raised no objections subject to conditions.

Public Rights of Way were consulted and raised no objections subject to an informative.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour notification letters were sent to surrounding properties. No comments were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the car park extension
- The impact on the character of the area
- The impact on residential amenity
- The impact on highway safety

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

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

Principle of Development

The application site is allocated as Urban Fabric in the adopted Local Plan and features an existing car park. The extension of the car park would be acceptable in principle provided that it does not have a significantly detrimental effect on residential amenity, visual amenity or highway safety.

Design and Visual Amenity

There are no major alterations proposed to the premises as the proposed car park is an extension of the existing and as such, the impact of the proposal on the visual character of the area is considered negligible. Furthermore, the introduction of floodlights will not be harmful and are smaller than the streetlights at the entrance of the site. The proposed development is in line with Local Plan Policy D1 and is considered to be acceptable in terms of design and visual amenity. This weighs significantly in favour of the proposal.

Residential Amenity

The application site is located within a commercial area that includes various uses. It is therefore considered that the proposed use is compatible with the existing uses as it is an extension of a car park for an existing use. The nearest residential properties are approximately 25 metres away at the closest point from the back edge of the car park, however these are separated by the railway line.

The LPA's Pollution Control have raised no objections, and the light spillage plan shows the level of illuminance decreasing towards the edge of the car park closest to the residential properties. Therefore, it is considered that the proposed extension of the carpark would not have a detrimental impact on the amenity of the surrounding residents. It is therefore considered that the development is in line with Local Plan Policy GD1 and Poll1. This weighs significantly in favour of the proposal.

Highways Safety

There will be no impact upon highway safety. No objections were raised to the application from a highways point of view. The proposals include an extension to the existing parking area within the site which is to be achieved by utilising an area of currently vacant land that sits to the south of the existing parking area.

The site is occupied by a trade warehouse which in recent times has been granted a certificate of lawfulness allowing up to 100% retail sales to the public rather than the previous restriction to 20%. As such, increased parking provision is required, and the proposed scheme would see the number of spaces within the site increase by 79 from 127 to 206 which is in accordance with the Parking SPD.

The proposed layout includes adequately sized spaces (2.5m x 5m) along with 6m aisle widths and sufficient manoeuvring space. The proposals do not result in any changes to the existing access arrangements in terms of both for cars and HGV's. The scheme also includes the installation of 2no. floodlights within the new parking area which are positioned well clear of the public highway.

In view of the above, it is considered that the proposals would not result in an unacceptable impact on highway safety, nor would the residual cumulative impact on the road network be severe. It is therefore considered that the proposals would not adversely impact upon the highway and are acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Impact on Trees

The area where the new carparking is proposed is clear of trees and as such there is no objection to the proposal in relation to trees. There are trees located just off site however, in relatively close proximity to some of the works. No arboricultural information has been provided with this application to ascertain if they would be implicated or not. It is deemed that the works can be carried out without detriment to the trees, but this may involve the use of protective barriers or specialist construction techniques such as no-dig hard surfacing or similar.

As such an arboricultural method statement will be conditioned to be provided pre-commencement to detail any protection measures or specialist construction techniques which are required to ensure the off-site trees remain as unaffected as possible. This weighs modestly in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

Recommendation

Approve subject to conditions

Justification

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Information regarding proposed floodlights

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.