Application Reference: 2024/1042

Site Address: Fernco, Newlands Way, Valley Park, Wombwell, Barnsley, S73 0UW

Introduction:

This application seeks full planning permission for the erection of an ancillary storage building on existing hardstanding.

Relevant Site Characteristics

The application site is a 0.4 ha area of land containing existing hardstanding used for the external storage of goods and general yard purposes. The site is an existing and well established industrial site, bound to the north by Meadowgate. To the east is a warehouse as part of the wider site with Newlands Way beyond it. To the south is vegetation acting as a buffer between the site and Wath Road. To the west is a neighbouring industrial estate, with a public footpath dividing the two sites.

The site is occupied by Fernco Ltd who are a global manufacturer and distributor of goods to the following sectors: civils and drainage, plumbing and flood protection.

Site History

Application Reference	Description	Status (Approved/Refused)
B/90/0993/WW	Outline for erection of warehouses/non-food retail units/petrol station/restaurant/public house	Approved with conditions
2011/0726	Erection of building for training purposes.	Approved with conditions
2012/0170	Erection of a two storey side extension to be used as a training centre.	Approved with conditions

Proposed Works

The description of the proposal has been amended during the course of the application process and the building is to be of a permanent rather than temporary nature. This application now seeks full planning permission for the erection of ancillary storage building on existing hardstanding.

The dimensions of the proposed building are as follows: 55.1m length x 7.8m width x 4.2m height (eaves) / 5.5m height (ridge). The proposed building will be anchored to the existing hardstanding using shallow chemical anchor bolts. As such, no intrusive groundworks or foundations will be required for the erection of the building.

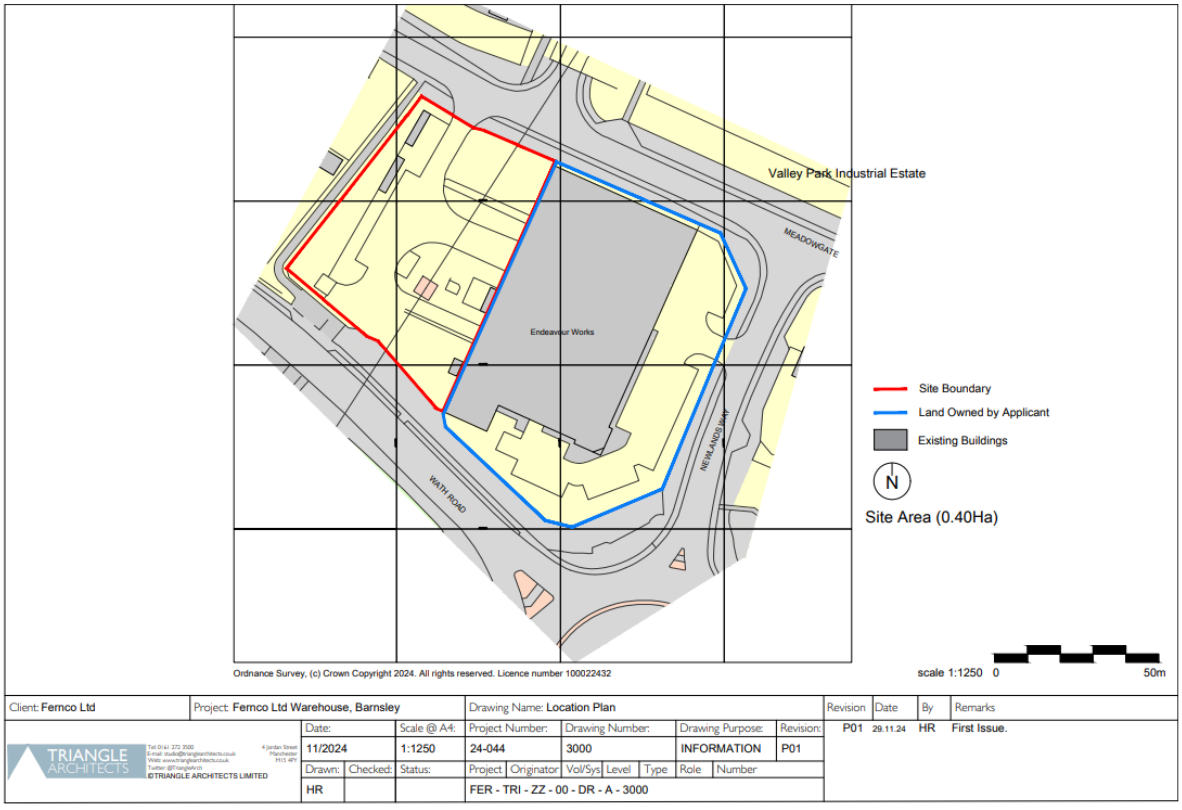
The building will be constructed from an anodised aluminium frame, with galvanised steel connections. The roof will be made from a flame retardant white PVC material and the walling will be goosewing grey steel sheet cladding. The building will be accessed via two roller shutter doors and three personnel doors. Site access will remain as existing directly off Meadowgate to the north.

The applicant has provided the following justification as part of the planning statement:-

Fernco Ltd is a global manufacturer and distributor of goods to the following sectors: civils and drainage, plumbing and flood protection. The proposed development site is the UK base for operations. The manufacturing of goods at the site is continuous from 06:00 Monday morning until 04:00 on Saturday morning. However, deliveries and collections only occur between the hours of 08:00 and 17:00 Monday to Thursday and 08:00 to 16:00 on Fridays. There are no deliveries or collections from the site on Saturdays and there is no activity at the site whatsoever on Sundays. The proposed development will not impact upon these existing arrangements. There are 75 employees currently working at the site. 70 of these workers are full-time, with the remaining 5 being part-time workers. The proposed development will not impact upon staffing numbers. The company has identified a clear and urgent need for additional internal storage space. The building will store raw materials and manufactured goods, predominantly: rubber extrusion, moulded rubber gaskets and steel coil. The area of hardstanding where the building will be sited is currently used for the external storage of pallets and crates.

The design, materials, and prefabricated method of construction of the building will ensure a quick delivery and erection. This will minimise disruption to existing operations and allow the company to rapidly address its need for additional internal storage.

The following plans and documents have been submitted in support of the proposal:-



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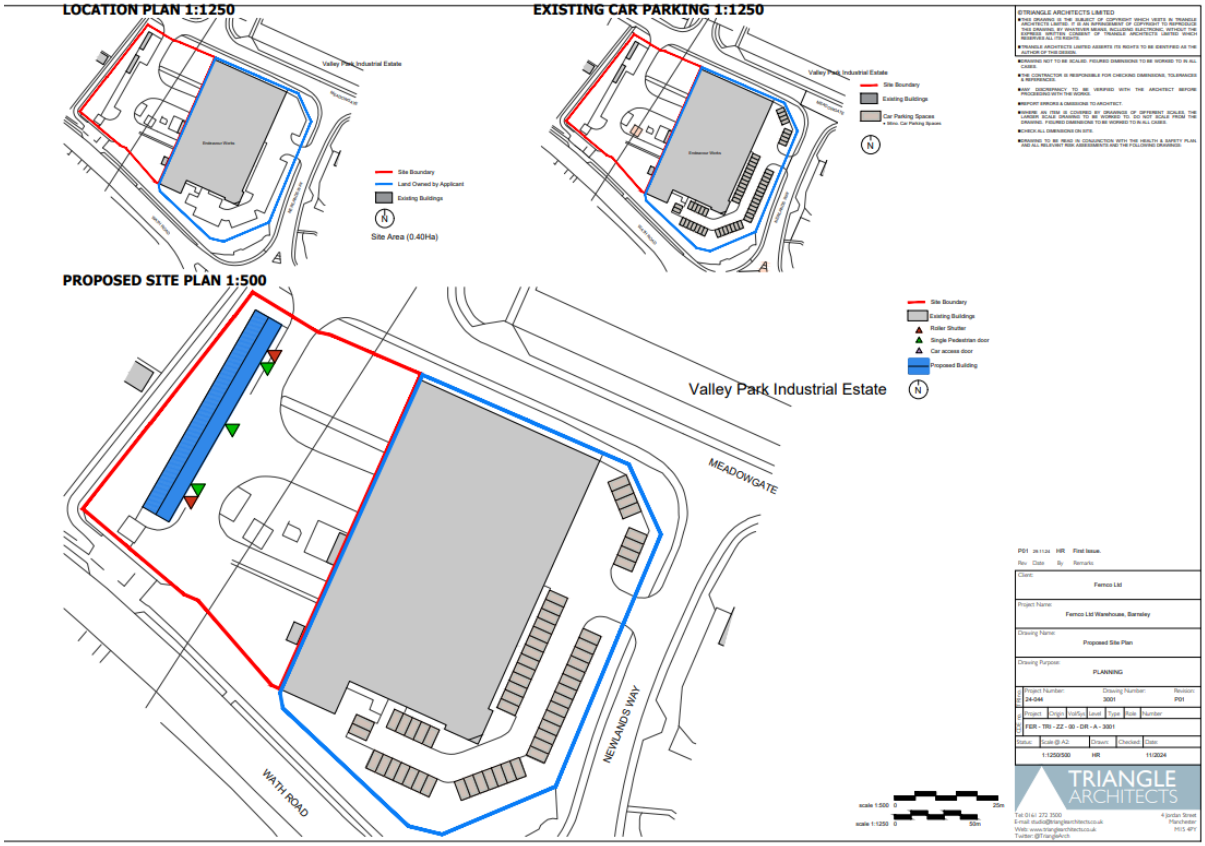

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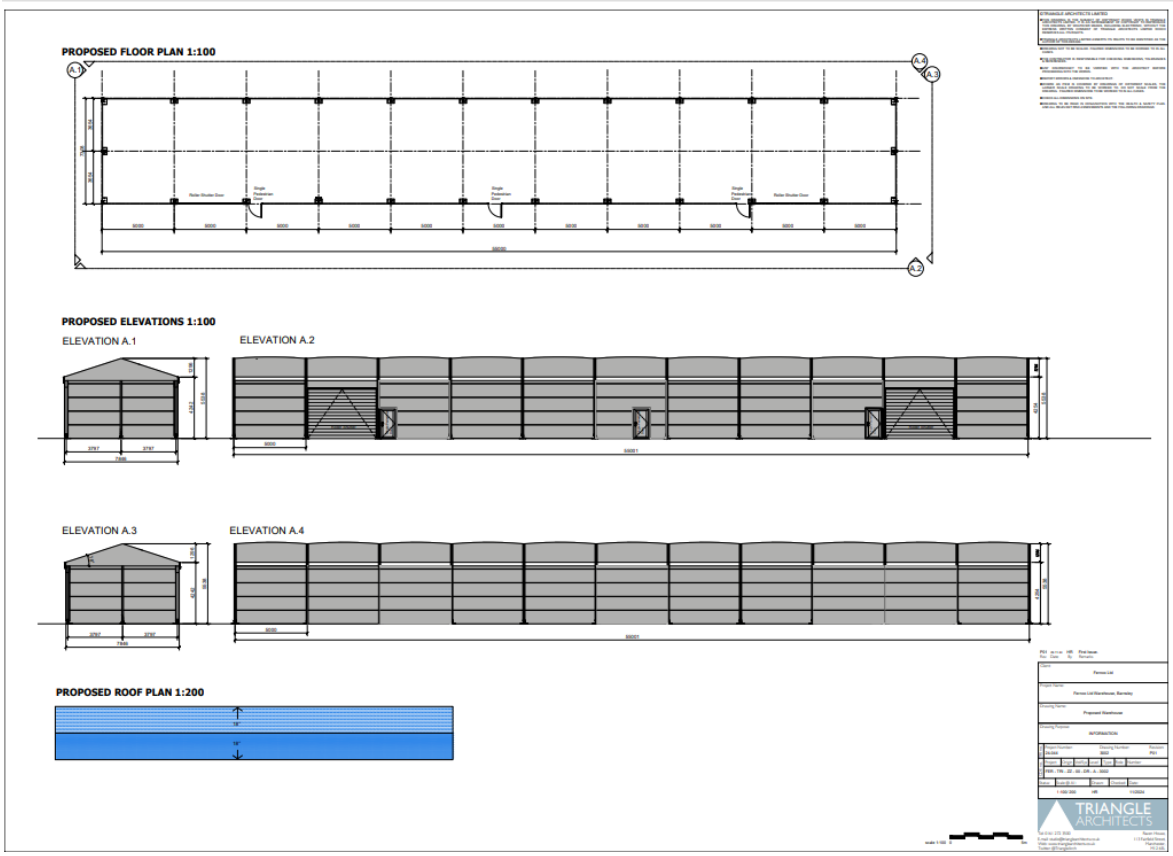

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Planning Statement

Arboricultural Report and Impact Assessment

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 held 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.

Local Plan designation:- Urban Fabric

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy POLL1 Pollution Control and Protection
- Policy BIO1 Biodiversity and Geodiversity

Relevant Supplementary Planning Documents

- Parking
- Trees and Hedgerows
- Biodiversity and Geodiversity
- Residential Amenity and the siting of buildings

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 6 - Building a strong, competitive economy

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.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted at the site.

No representations have been received.

Consultee responses

Highways – No objections
Pollution Control – No objections
Ward Cllrs – No comments received
Drainage – No objections details to be checked by Building Control
Yorkshire Water – No comments received
Tree Officer – No objections
PROW – No objections subject to informative
Enterprising Barnsley - Enterprising Barnsley support this application as this development will help the company to further increase their output and in the long term create future employment opportunities (jobs) as per the existing strategic economic and corporate plans.

Planning Assessment

Principle

The site is set within an area allocated as Urban Fabric within the Local Plan. The building is located within an existing business park and the proposed building would be used in order to provide additional storage for the existing Industrial use on the site. The proposal is therefore acceptable in principle, subject to policy GD1 and the impact of the proposal upon other material considerations listed below.

Visual Amenity

The proposed building is justified, is of an appropriate size to and will be constructed of materials to match the existing building. The building will be screened by existing trees/planting along the boundary and will not be overly prominent. The proposal is therefore acceptable in terms of visual amenity and will not harm the appearance of the existing industrial units or the site as a whole in accordance with policy GD1 and D1 of the Local Plan.

Impact on Trees/Ecology

There are trees surrounding the site and the applicant has provided a Tree Survey. The Tree Officer has considered the proposal and survey and has stated that the works associated with this application are restricted entirely to the existing hard surfacing and as such has no objections to the proposal and no conditions have been requested.

Given that the building will be positioned on existing hardstanding and anchored to a tarmac base, there are no ecological issues associated with the development in accordance with Local Plan BIO1.

Drainage

The drainage Officer has been consulted and has no objections to the proposal. The entire site is located in Flood Zone 1 as defined by the Environmental Agency and is therefore at a low risk of flooding

Pollution Control

Pollution Control have also stated that this development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality and no conditions are required. The building is set a significant distance from the neighbouring dwellings and should have no significant impact upon amenity, in accordance with Local Plan Policy POLL1.

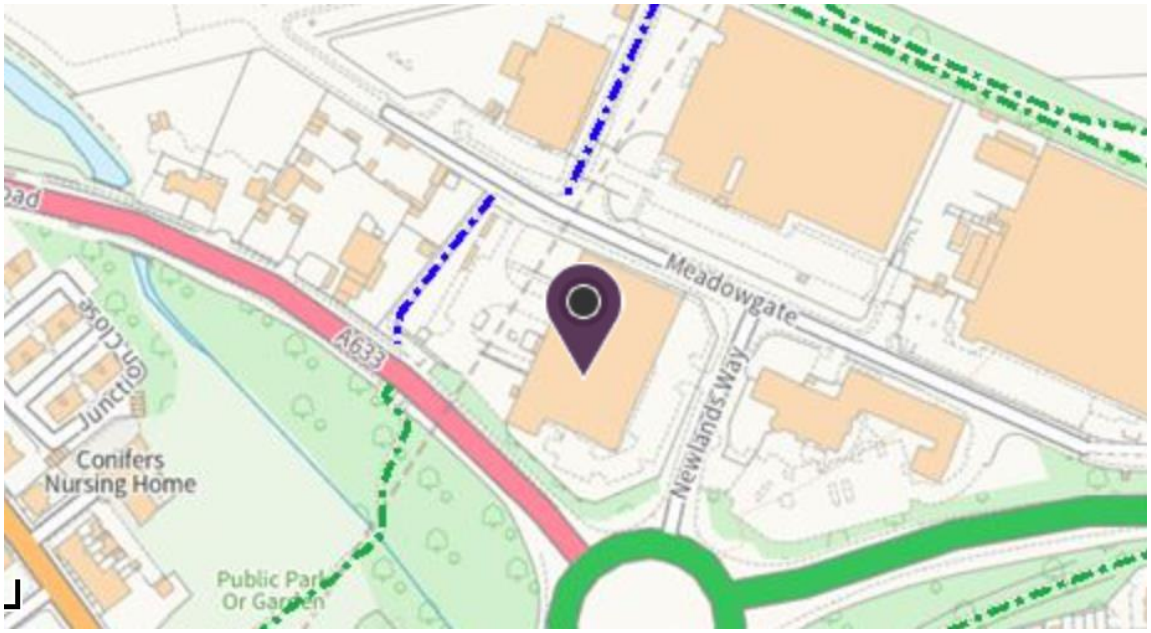
Highways

The Highways Officer has no objection to the proposal. The proposed storage building would be positioned within the service yard area of the site accessed off Meadowgate and would create just over 400m² of B8 storage use. The intended area where the unit would be positioned is already used for storage purposes, there are currently steel containers and pallets of materials within the proposed footprint of the building. As such, it would appear that the proposals seek to improve upon the existing arrangements by creating a more suitable and efficient means of storing materials within the site. 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 development control perspective.

No specific highways related conditions are deemed necessary and the proposal is acceptable when measured against policy T4 of the Local Plan.

Impact on PROW

A public footpath, Wombwell FP 14 run adjacent to the site and as such the PROW Officer has been consulted. They raise no objections to the proposal subject to an informative. They confirm that the PROW should remain safely open and available for the public to use at all times as shown on the map below.



If the application is accepted, the following informative should be added to any decision notice:

'A public right of way (Wombwell FP 14) runs alongside the proposed development site. Safe public access on the right of way should remain available whenever possible, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time then a temporary closure must be arranged, providing at least 4 weeks' notice and details of how public access will be managed.'

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 an acceptable and justified form of development.

Recommendation:- Approve with conditions