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**2022/0010**

Niftylift Ltd

Erection of extension to industrial unit building and associated extension of yard area.

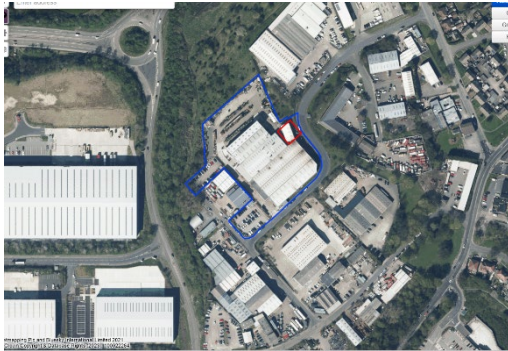
Niftylift, Mason Way, Platts Common, Barnsley S74 9TG

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### **Site Location and Description**

The Niftylift site is located in the north western edge of Platts Common Industrial Estate, which is positioned on the northern edge of Hoyland and occupies a plot approximately 1.8ha, consisting of the existing industrial unit building, which has been extended previously, and the associated service yard to the rear.

The Niftylift plot is located between Mason Way to the east and south, Ryecroft Bank and Ashroyd Business Park to the west, with the A6195 Dearne Valley Parkway positioned to the north of the site. The site is set at an elevated position to Mason Way which runs along the southern and eastern boundaries of the site, and which is bounded by paladin fencing.



### **Planning History**

2012/0207 – Erection of extensions to workshop and alterations to traffic flow within site – Approved with conditions.

2017/1035 – Erection of commercial storage container – Approved with conditions.

2019/0557 – Extension to rear and side of factory building – Approved with conditions.

2021/1430 – Formation of a new hardstanding area to increase the external yard area – Approved with conditions and subject to S106

### **Proposed Development**

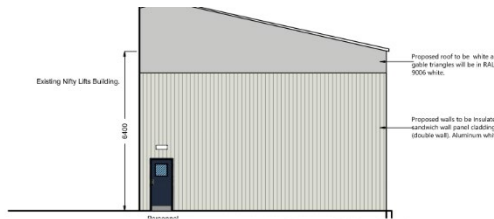
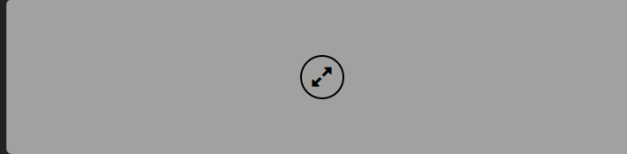
The applicant seeks permission of the erection of an extension to the north-eastern elevation of the building, to be located between the building and Mason Way.

The extension is to replace an existing extension in this location and is to measure 22m by 17.6m with a height of 6.4m to the eaves and 8.4m to the ridge, in line with the heights of the existing building.

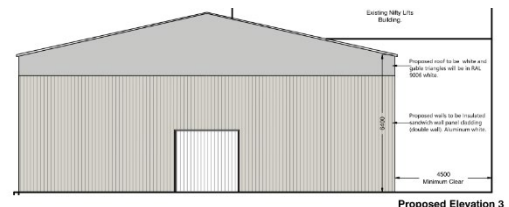
The building is to be of Herchenbach construction, a steel portal frame construction with insulated sandwich wall panel cladding in RAL 9006 Aluminium white. Whilst called aluminium white, RAL 9006 is a grey colour as indicated below

# Color impression RAL 9006 White aluminium

Press the color example below to enlarge this RAL color:



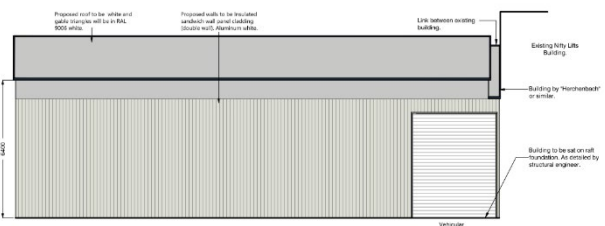
Proposed Elevation 1  
1:100



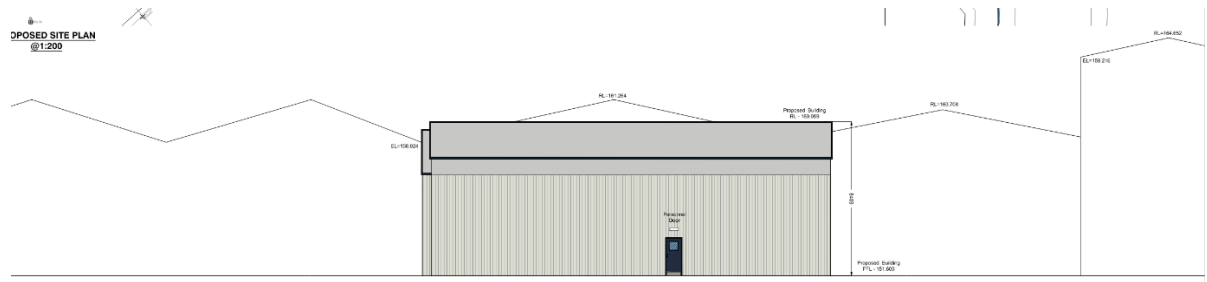
Proposed Elevation 3  
1:100



Proposed Elevation 2  
1:100



Proposed Elevation 4  
1:100



PROPOSED SITE PLAN  
@1:200

## **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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). 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 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.

The site is within the Hoyland Principal Town area and is designated Urban Fabric in the adopted Local Plan where there is no specific use subject to compliance with relevant Local Plan Policies.

### Barnsley Local Plan

LG2 The Location of Growth  
E1 Providing Strategic Employment Locations  
E2 The Distribution of Employment Sites  
E3 Uses on employment land, Policy  
E4 Protecting Existing Employment Land  
GD1 General Development  
POLL1 Pollution Control and Protection  
D1 High Quality Design and Place Making  
T3 New Development and Sustainable Travel  
T4 New Development and Transport Safety  
I1 Infrastructure and Planning Obligations  
SD1 Presumption in favour of Sustainable Development

### Supplementary Planning Documents (SPDs)

Sustainable Travel  
Parking

### National Planning Policy Framework (NPPF)

The National Planning Policy Framework 2021 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. Where proposals are in accordance with the development plan, permission should be granted without delay.

Para 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development.

## Consultations

Comments have been received from the following consultees: -

Coal Authority – No objection subject to the imposition of an informative.  
Highways Drainage – No objections content for works to be checked by Building Control.  
Enterprising Barnsley – Enterprising Barnsley have been working with the applicant over a number of months and fully support the application and development to help them to successfully expand and to generate economic growth in the borough.  
Highways DC – no objections  
Pollution Control – No objections.  
SYMAS – No objection subject to Coal Authority standing advice.  
Yorkshire Water – No objections have been received.  
Coal Authority – No objections subjecting to Coal Authority standing advice

## Representations

The proposal was advertised by way of a site notice and neighbour notification letters. No representations have been received.

## Assessment

### Principle of Development

Relevant policies include SD1 Presumption in Favour of Sustainable Development, LG2 The Location of Growth, E2 The Distribution of Employment Sites, Policy E3 Uses on employment land and GD1 General Development.

The site is designated Urban Fabric in the Local Plan and is also within the Hoyland Principal Town, which is a priority to accommodate growth during the Local Plan period. The proposed development would allow the expansion of operations at an existing established employment site and business resulting in new employment opportunities being created. In addition, the proposal would facilitate the expansion of an existing B2 'General Industrial' use. The proposal is therefore compliant with the aims of policies LG2, E2 and E3.

The urban fabric designation and relationship with the existing Platts Common Industrial Estate also means that the proposal is a compatible use and is potentially acceptable in principle subject to other local plan policies being satisfied including the long list of criteria set out in policy GD1 General Development.

The National Planning Policy Framework is another important material consideration related to this case, in particular paragraph 81 which states that '*significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*'. This point attracts significant weight as another material consideration, therefore.

### Visual Amenity

The proposed extension is to be located on the north-eastern elevation of the building and would be situated on an existing grass verge between the building and Mason Way. It is acknowledged that the proposed extension could result in the extension being a prominent feature within the street scene, due to its location at the back edge of the highway, however, despite this it is located within an industrial estate. Whilst Mason Way is a through road it serves the industrial estate rather than a wider area.

The extension has been designed to harmonise with the existing building and whilst located at an elevated position to the highway, it is subordinate to the main building in that the eaves and ridge heights are lower than the existing. In addition, it is outlined within the application documentation that the extension is to be constructed in materials in colour RAL 9006.

Whilst this colour would be a more appropriate colour than the building it would replace, it is out of character with the existing building and therefore a condition requiring the submission of external materials is considered appropriate in this instance. In addition, the inclusion of the condition would ensure that the retaining structure is faced in an appropriate manner given its visibility from the highway.

The proposals are therefore considered acceptable in visual amenity terms and in compliance with policy GD1.

### Residential Amenity

The proposal is located within a well-established industrial estate to the south of the A6195 Dearne Valley Parkway and is located between approximately 200m from the nearest residential properties. The surrounding properties are screened from the proposal by the existing commercial premises within the industrial estate and the busy A6195. It is therefore considered that the proposed extension would not have a detrimental impact on residential amenity and is in accordance with Local Plan Policies GD1 and POLL 1. In addition, Pollution Control were consulted on the proposals and have raised no objections.

### Highway's Considerations

In order to accommodate the proposed extension, the existing yard area to the side of the building is to be extended to provide a solid base and therefore a new retaining wall along Mason Way would be required.

Highways initially raised concerns regarding the proposed retaining wall, and as such further information was required in relation to the proposed structure. The additional information has been submitted and the councils' structures team have raised no objection to the proposed retaining structure. Highways have been consulted following the response from the structures team, and no objections to the proposed development have been raised.

The proposals are therefore considered acceptable from a highways development control perspective and are supported in accordance with Local Plan Policy T4.

### Other Issues

Coal Mining Risk – The site is not located within a Coal Authority Coal Mining Referral Area; however, the industrial estate is located on the site of a former deep coal mine, with historical records indicating the location of the proposed new building is covered by an unknown thickness of made ground/colliery spoil. South Yorkshire Mining Advisory Service and the Coal Authority have been consulted on the application and have raised no objection to the proposal and do recommend that, should planning permission be granted for this proposal, an informative note should be included.

Biodiversity – as part of application 2021/1430 a requirement for no net loss of biodiversity was required and as part of the assessment, the grass land to the east of the building was included to be enhanced. However, the land subject to the application is outside of the off-site enhancement and therefore provides no contribution to biodiversity compensation.

### Conclusion

The proposal is intended to enable the expansion of a well-established local company onto land that is designated Urban Fabric in the Local Plan and is also within the Hoyleland

Principal Town, which is a priority to accommodate growth during the Local Plan period. The proposal therefore complies with the aim of a number of important Local Plan policies including LG2 The Location of Growth, E2 The Distribution of Employment Sites and Policy E3 Uses on employment land and is considered acceptable in locational/spatial planning and employment land use terms.

In addition, it is considered that the proposal satisfies the relevant criteria of Local Plan Policy GD1 'General Development' by virtue of it being a compatible land use and would not have detrimental impact on visual and residential amenity and highway safety and as such is acceptable.

### **Recommendation**

Approve subject to conditions