
2024/0665

Mr Mike Harty

Improvements to existing access, provision of a new site access, additional car parking, substation and enhanced landscaping

Company Shop Ltd, Wentworth Way, Tankersley, Barnsley, S75 3DH

Site Location and Description

The application site is located within Wentworth Industrial Park at Tankersley, and comprises part of the wider site of Company Shop, which operates as a food sales outlet limited to club members. The application site comprises the access, parking and landscaping on the Wentworth Way site frontage. The wider site (outside of this application site) includes the Company Shop buildings, existing car and lorry parks and further landscaped areas.

The wider area of Wentworth Industrial Park is wholly commercial.

Site History

2010/1174 – Extension of food sales outlet with associated storage, packing, servicing and parking areas (phase two)

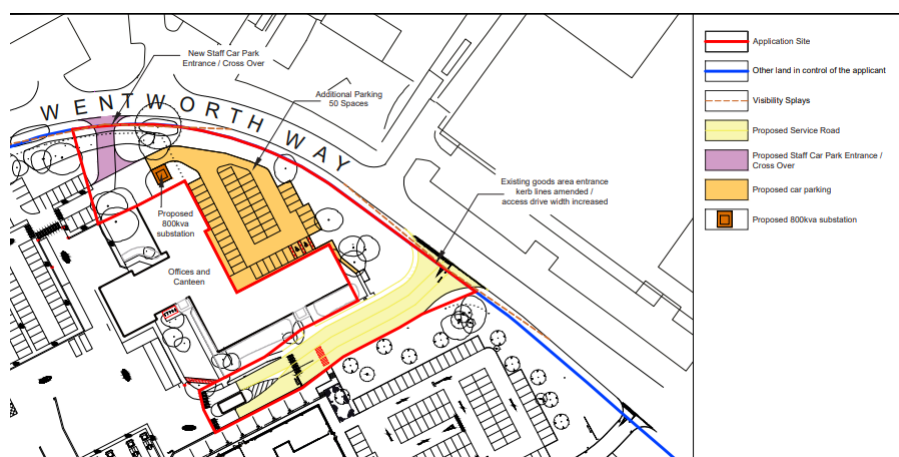
2010/1104 – Minor material amendment to 2009/0802

2009/0802 - Erection of food sales outlet with associated storage, packing, servicing and car parking.

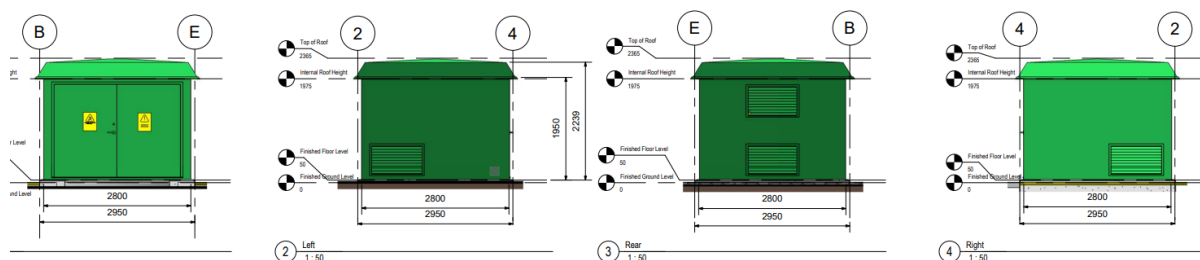
Proposed Development

The applicant seeks permission to make alterations to an existing access to widen it; to provide a wholly new access to an additional 50 space car parking area; and to provide a new substation and enhanced landscaping in order to alleviate the current significant parking and access issues which result in shift workers parking on Wentworth Way and HGVs waiting on Wentworth Way, to the detriment of highway safety. The access proposals will secure a single access for servicing vehicles and two accesses to parking areas for employees and visitors. The proposal will result in loss of existing landscaped areas but the proposal seeks to mitigate this with the proposals for new landscaping. The substation is proposed to have either a holly green or brown finish and is 2.95 metres by 2.95 metres by 2.24 metres high.

Proposed layout



Proposed substation elevations:



Policy Context

Planning decision 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.

Local Plan

The Local Plan was adopted by the Council in January 2019. Council has also adopted a series of Supplementary Planning Documents which are other material considerations.

The Local Plan review was approved at the full Council meeting held 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 it.

The site is in an area designated as Urban Fabric on the Local Plan Proposals Maps reflecting the existing built-up character. The following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy E3 Uses on employment land – indicates we will allow research and development, light and general industry and storage or distribution on allocated Employment Sites or land currently/last used for employment uses; also appropriate scale ancillary uses and other employment generating uses will be considered on their merits.

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 – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley

Policy BIO1 Biodiversity and Geodiversity - Indicates that development will be expected to conserve and enhance the biodiversity and geodiversity features of the borough and that harmful development will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

Policy Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution.

Adopted Supplementary Planning Documents

Trees and hedgerows
Biodiversity and Geodiversity
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.

Consultations

Biodiversity Officer – no objections subject to conditions

Forestry Officer – there are some significant trees to be removed to facilitate the proposed new entrance and car parking. A significant amount of new tree planting is proposed to mitigate for the loss of trees and the species and numbers proposed are acceptable. A condition is recommended requiring details of tree protection measures to be agreed.

Highway Drainage – recommends conditional approval

Highways DC – no objections subject to conditions

Pollution control – the development is unlikely to have an adverse impact on health and the quality of life of those working in the location and therefore no objection or recommended conditions

Yorkshire Water Services Limited no objections subject to conditions.

Ward Councillors – No response

Representations

The application has been advertised by means of letters to nearby properties and a site notice displayed 9 August to 2 September; no representations have been received.

Assessment

Principle of development

The application site is part of an established business and has a designation of urban fabric in the Local Plan where Policy GD1 sets a range of criteria against which planning applications must be judged.

As the proposal is for ancillary development on an existing commercial building in an existing Industrial Estate, the principle is acceptable subject to consideration of details.

Biodiversity

The application is supported by suitable biodiversity information. Providing the development is completed in accordance with the Preliminary Ecological Appraisal, the Biodiversity Net Gain report, the Statutory Metric and subject to appropriate conditions, it is considered that the proposal is acceptable and in compliance with Local Plan policy BIO1.

Design

The proposal will result in further hardsurfacing of significant areas of land on the site frontage and a new substation both of which will be of some detriment to the appearance of the site.

The proposal will require some significant trees to be removed, that is 6 trees and 1 tree group, and partial loss of a further tree group. However, many of the trees are of low or average quality and value or have low amenity value. Two trees are assessed as desirable to retain but it is considered that the proposed new planting, which includes 28 new trees will mitigate for their loss.

In addition to the replacement tree planting the proposed landscaping scheme shows proposed planting and grassland enhancements. It is considered that the proposed landscaping will adequately mitigate for the visual harm caused by the hard surfacing and substation.

The new substation is intended to have either a green or brown finish, either of which would be acceptable.

Subject to conditions to secure implementation of the proposed landscaping scheme and tree protection of the trees to be retained on site, it is concluded that the proposal is in compliance with Local Plan policy D1.

Highway safety

The proposal takes a three pronged approach to an existing highway safety issue. The proposed car park is intended to allow for efficient parking of shift workers during shift changes so that they aren't inclined to park along Wentworth Way. The proposed widening of the existing access is intended to allow HGVs to more safely enter the site. The proposed new access is intended to allow HGVs to have exclusive use of the existing access so that they don't have to wait on Wentworth Way. Although there should be a general aim to reduce private car use, it is apparent that this proposal is intended to address an existing issue on the public highway where cars park on Wentworth Way and HGVs have to wait at the existing shared access when it is congested from cars accessing the site. Appropriate visibility can be secured at both accesses and the layout of the proposed car park is acceptable. Subject to conditions to secure access visibility and the provision of the proposed access, driveways, on site parking and turning with appropriate hard surfacing;

and informatives to advise about the need for highway licences, it is concluded that the proposal is acceptable from a highway safety perspective and in compliance with Local Plan policy T4.

Residential and commercial amenity

The proposals are not anticipated to cause any more noise than the existing operation of the site, particularly bearing in mind that the new car park is intended for use by staff who currently park on the industrial estate roads. The nearest dwellings are over 100 metres away and separated by other commercial buildings.

Reflecting the advice of pollution control, it is concluded that the proposal is acceptable from a residential amenity perspective and is in compliance with Local Plan policies GD1 and Poll1.

Drainage

The Council's Drainage Engineer advises that an oil separator will be required due to the number of proposed parking spaces; and that the area is well served by sewers. Yorkshire Water advise that the submitted drainage technical note requires amendments but that if permission is granted, the matter can be dealt with via a condition. It is considered that subject to conditions requiring a detailed scheme of drainage and that surface water drainage is passed through an oil interceptor, it is concluded that the proposal is acceptable from a drainage perspective.

Conclusion

The proposed ancillary development will support the efficient operation of an existing business and improvements in highway safety and it is concluded that the proposal complies with the development plan as a whole.

Recommendation

Grant subject to conditions