



# **PLANNING BY DESIGN**

FROM CONCEPT TO COMPLETION

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## **Planning Statement**

**20 Towngate, Mapplewell, Darton, Barnsley, S75 6AT**

**Change of use – from hot food takeaway to a  
micropub with associated works**

**Written and prepared by Planning By Design on Behalf of Graham  
Oldfield**

## 1) Introduction

Planning By Design (the agent) has been instructed to act on behalf of Graham Oldfield (the applicant) to submit a planning application to Barnsley Metropolitan Borough Council (the Local Planning Authority) for the change of use – from hot food takeaway to a micropub with associated works at 20 Towngate, Mapplewell, Darton, Barnsley, S75 6AT (the site).

In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

## 2) Site Context

The site is on the ground floor of 20 Towngate, Mapplewell, Darton, Barnsley, S75 6AT. The site is part of a double-storey building within a terraced block, and the unit at present is vacant, however, it is currently permitted to operate as a hot food takeaway. There is a flat above on the first floor where the applicant resides. The property is situated between a convenience store and a beauty salon and is located within the principal shopping/commercial area within the Local Centre of Mapplewell.

The site is located within the established development boundary, as per the local plan policies map. The site is not subject to any known planning designations.



Fig.1 - Site Location and Block Plan

### 3) Planning History

There have been two planning applications at the site, which include:

Ref	Application	Decision
B/02/0965/DT	Conversion of house to form ground floor shop and first floor flat with rear access.	Approved
2022/0296	Change of use of ground floor to hot food takeaway and first floor remodelling to create flat (Amended Address)	Approved

There have been four applications for the conversion to a micropub in Barnsley setting a clear precedent for the proposal, detailed in the table below:

Ref	Address	Application	Decision
2016/0573	44 Barnsley Road Goldthorpe Barnsley, S63 9NE	Change of use from retail shop to micropub including alterations to frontage	Approved
2017/0225	Smithy House, Sheffield Road, Oxspring, Sheffield, S36 8YQ	Change of use of outbuilding from residential (Class C3) to micropub (Class A4) including extension to building	Approved
2017/1436	270 Midland Road, Royston, Barnsley, S71 4DW	Change of use of former beauticians to micropub	Refuse
2018/0387	70 Church Street, Darton, Barnsley, S75 5HQ	Change of use of ground floor of former gym (Class D2) to micropub (Class A4) including alterations to frontage	Approved

The only refused application was refused on the grounds of not enough information being provided. Therefore, it can be assumed that the nature of the proposal is broadly acceptable in Barnsley.

### 4) Proposed Development

Planning permission is sought for the Change of Use of the site to a micropub under the use class Sui Generis.

As part of the proposal, there will be only minor alterations to the external elevations, namely the filling in of a rear window. Alterations to signage beyond deemed consent can be submitted via an associated advertising consent application. There will also be minor alterations to the internal floor plan to support the proposal, such as the creation of a beer cellar (cold room) to the rear.

Further information and the design and specific layout of the proposal can be found within the accompanying planning drawings.

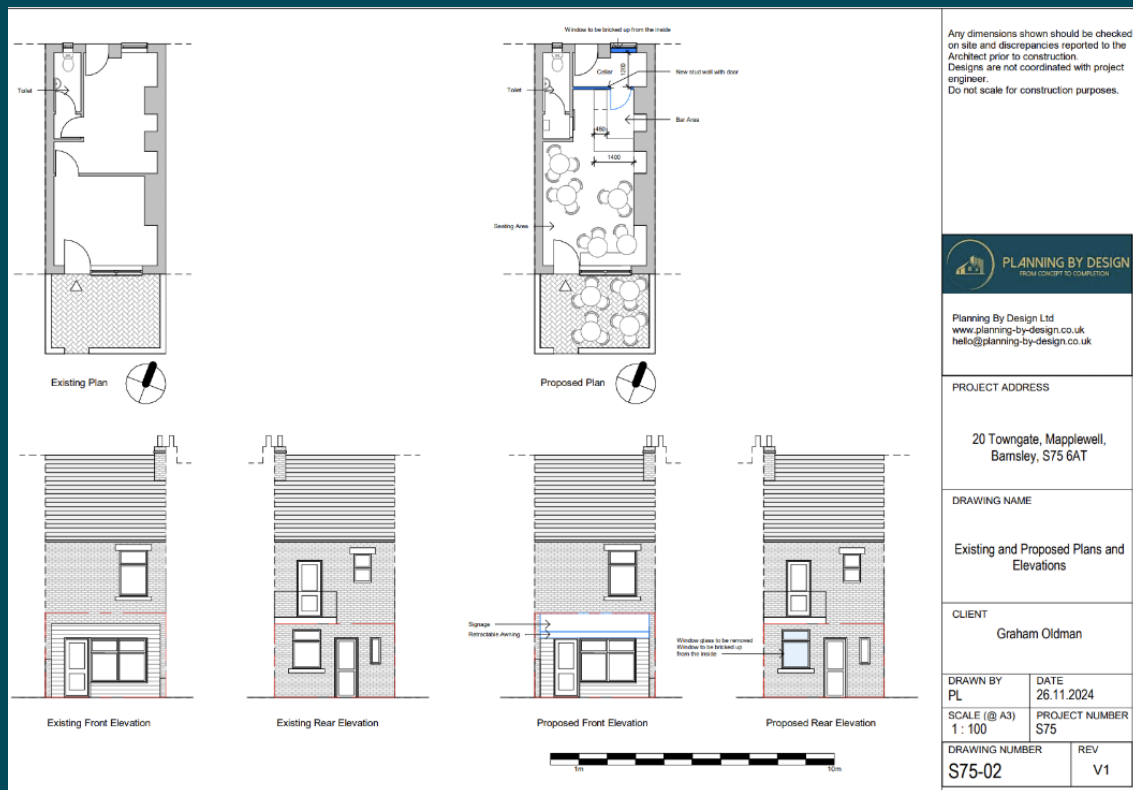


Fig.3 – Proposed Plans and Elevations

### Context of Proposed Development

The applicant wishes to operate the site for their micropub enterprise, and has written the following in support of the application:

*“In my opinion, Mapplewell has become a fantastic place to meet and socialise and adding a micropub will only enhance it. We will be unique as only local ales will be served. Local breweries have been prewarned and are excited by the prospect of promoting their produce. Mapplewell is a magnet for real ale drinkers and we can only make it stronger. Crossings and speed ramps plus a 20mph zone make it a safe place for a good night out.”*

The proposed site is located in a strategic central location and is accessible via public transport from workplaces and residences.

## **5) Planning Policy Documents**

- National Planning Policy Framework (2023)
- National Planning Practise Guidance
- Barnsley Local Plan 2019
- Policies Map
- Relevant Supplementary Planning Guidance

### National Planning Policy Framework 2023

- Section 2: Achieving sustainable development
- Section 12: Achieving well-designed and beautiful places

## Barnsley Local Plan 2019

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The following policies are considered relevant to this proposal:

- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development
- Policy D1: High Quality Design and Placemaking
- Policy I2 Educational and Community Facilities
- Policy TC1 Town Centres
- Policy POLL1 Pollution Control and Protection

## **6) Assessment**

The following section evaluates the proposed development in accordance with the relevant policies and the Council's supplementary design guidance to demonstrate why the proposal should be considered acceptable in principle and in strict accordance with National and Council development criteria.

The main considerations of this application are the potential impact of the change of use on parking and highways, the character and amenity of the surrounding neighbouring properties, and the design and impact on the visual character of the local area.

### Principle of Development

This application requests the use of the site as a small-scale micropub under the Sui Generis use class. There is a precedent for micropub usage being approved in the Barnsley area. The site is within Mapplewell Local Centre where it is expected that such uses should be located and the proposal is therefore acceptable in principle.

The Local Plan Settlement hierarchy describes Mapplewell as a sub-regional town and Policy TC1 hierarchy of centres categorises Mapplewell as a local centre. Regarding this, the policy states: *"The Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact the vitality or viability of other nearby centres. All retail and town centre developments will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed."* Accordingly, the proposal will predominantly serve the local community, it is relative in scale to the local centre and will not adversely impact the vitality or viability of other nearby centres. It will also not compromise the ongoing operations of businesses in the area or infringe upon surrounding uses locally. The micropub will contribute to the mix of uses within the locality contributing to a vibrant and dynamic economy. The proposal will also contribute to the nighttime and evening entertainment offering, providing social infrastructure and presenting a community facility offering in the area in a centrally accessible location. It is therefore in line with paragraph 97 of the NPPF and policy I2 of the Local Plan, and arguably a more preferable use than a hot food takeaway. The business will also be employment-led and

provide local jobs as well as work with and support local suppliers (eg. local breweries.) The proposal will maintain a mixed-use building, with the upper floor still giving residential usage to the patron/business owner.

As will be discussed further below, the proposed use would be in keeping with the area, and not cause detrimental harm to neighbouring occupiers or visual amenity. The proposed use also would not present a demonstrable harmful use within its locality. It is also normal to find a pub, particularly of a small size, within a central mixed commercial and residential area in the United Kingdom. There would be no extra traffic as a result of the proposal, and the site is located upon a central road in the area, with good access to public transport and possible active travel to and from the site.

Therefore the proposal can be considered acceptable in principle according with Local and National policies and guidance subject to other policies of the local development plan which will be discussed below:

#### Visual Impact and Character

The proposal is expected to offer a high-quality of design, only minor changes to the external elevations are proposed. As such, the proposed use will not harm the visual amenity of the property or the character surrounding area. Therefore, local and national policies for design will be complied with.

#### Impact on Neighbouring Amenity

There are some residential properties along Towngate, including residential uses above the commercial units, however, the site is within the allocated Mapplewell Local Centre, which is predominantly commercial in nature. The unit is small in scale and given that the opening hours are limited until 11 pm and that there are other uses along Towngate which would open into the evening, the proposal would not be out of character with the area or result in excessive noise and disturbance to neighbouring residents or business owners, in accordance with Local Plan Policy GD1.

All operations will be as follows:

- The business will employ 2 people (the applicant and his partner's daughter) with the possibility to expand later.
- The business will operate Thursday – Sunday from 5 pm-11 pm
- Expected number of customers per day: 1- 20 people
- Noise will be kept to a minimum. Any music would be kept at an ambient level. There would be no extra noise or inconvenience to any neighbours. The unit has double glazing. If required the applicant can also soundproof the premise.
- Customers will be able to wait for seating inside the site, within the bar and service area, avoiding overcrowding outside the premises. The terrace is also minor in scale and is not expected to generate significant levels of noise.
- Food: only snacks such as crisps/nuts will be offered
- Waste management: Handled separately through council collection.

- As will be discussed below, regarding customer parking, the proposal is a car-free development, with multiple public transport nodes available locally. It is expected that many customers will be in walking distance of the micropub.
- The business owner will reside upstairs, therefore there is no risk of the upstairs neighbour being detrimentally affected by the proposal.

It is unlikely the neighbouring amenity will be disrupted by any noise disturbances or overcrowding of customers on the street or that the proposed use could be considered an overbearing use in the locality. As discussed, this is also not expected to be a divisive issue regardless of the site location within the district centre. As such, the proposal would not cause enough of an impact on amenity to warrant a refusal in this instance.

The use is therefore compliant with policies of the Local and National policy and guidance.

#### Highway and Accessibility Matters

There is no expected infringement upon local amenity due to parking concerns, even by deliveries at the site. The proposal also does not offer customer parking. The majority of properties within the vicinity of the site have no off-street parking provision. Towngate is subject to waiting restrictions with no waiting permitted between the hours of 8 am to 6 pm – signs and road markings are in place. The closest designated parking area, Fountain Parade, is located close by approximately 100m from the site.

Due to the site's sustainable location, it is also easily accessible via public transport, and client/staff may use taxis or Uber at times. Yorkshire Rose also runs a service which travels to four local villages, stopping at designated pubs for the sum of £2. As the applicant (the proprietor) of the business will live in the flat on the property's first floor, he will have no carbon footprint with regard to travelling to and from work.

The site is also within active travel distance to other workplaces and residences within the community, customers can therefore access the site via bike or walking– thus reducing their carbon footprint and improving the quality of the air in the region. It is expected that a high proportion of customers will live within walking distance. The micropub will also be inclusive and accessible to all users by virtue of its lower floor location, a removable ramp can also be used to ensure this.

The proposal therefore complies with local planning policies related to sustainable transport.

## **7) Planning Balance**

The proposal will economically benefit the applicant and economy of the local area, also providing job creation. Local fitters will also be sought following planning approval.

Environmentally, the proposal is of a good design, and there are no anticipated risks to public environmental health or noise pollution. The change of use class will also not impact neighbouring amenity detrimentally.

Socially, the scheme will provide a socially sustainable community use to the locality and will also stimulate a diversification of uses within the area and contribute to the vitality, viability and vibrancy of Mapplewell.

On balance and based on current policy the harm caused would not be significant enough to warrant a refusal in this instance.

## **8) Conclusion**

Overall, permission is sought for the use of the site as a micropub under use class sui generis, with some associated minor internal and external alterations to support this. The proposal presents an appropriate use that will not lead to any adverse impact on the surrounding area. The proposal is in line with local and national planning policy and guidance.

The proposal will deliver significant social and economic benefits to the applicants, and the local community, while not resulting in any detrimental harm to the surrounding area, neighbouring occupiers, or local existing uses.

We kindly request that the Council support this application. Should the Council have any further questions in relation to this proposal, do not hesitate to contact Planning by Design.