
2021/0882 – Full Planning Application

Applicant: Neil Tennant

Proposal: Relocation of shop entrance from existing doorway in The Victorian Arcade back to its original location on Eldon Street

Address: Frank Bird Limited, 40 - 42 Eldon Street, Barnsley, S70 2JL

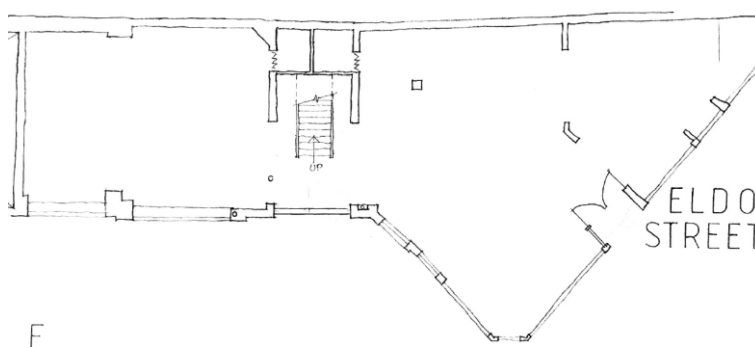
Site Location & Description

The application relates to a clothing retail unit at the southern entrance of the Victorian Arcade within the Barnsley Town Centre Lanes District. The unit is positioned on the eastern aspect of the Arcade with active frontages facing onto Eldon Street to the south and onto the Arcade upon its western elevation. The main entrance into the store is positioned in the latter location.



Proposed Development

The application has been submitted to alter the entrance from the western elevation facing onto the arcade to the original entrance located on the southern elevation facing onto Eldon Street.



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 is the borough statutory development plan which is supported by a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Relevant Local Plan policies include:

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.

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.

TC1 – Town 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.

TC2 – Primary and Secondary Shopping Frontages - Proposals for retail (A1-A5) uses will be allowed on Primary and Secondary Shopping frontages in Barnsley Town Centre and the District Centres.

BTC20 – The Lanes District – All new development in the Lanes District must have an active frontage at ground floor level. The following uses will normally be allowed: Shops, Financial and professional services, food and drink establishments.

Local Plan Designations

Lanes District of Barnsley Town Centre
Market Hill Conservation Area
Secondary Shopping Frontage

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.

In respect of this application, the policies above are considered to reflect the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Consultations

Conservation Officer – No objections

Representations

Notification letters were sent to neighbouring properties; no comments have been received following the 21 day consultation period.

Assessment

Principle of Development

The site is located within the Lanes District of the Town Centre. In line with policy requirements, the proposal will maintain an active frontage at the ground floor and the use Retail (Class E) in the town centre in line with Local Plan Policies TC1, TC2 and BTC20. Indeed Frank Bird is a long established part of Barnsley Town Centre and should be supported in providing a renewed active frontage that seeks to engage the footfall that the Glassworks Town Centre development will enable.

Consequently, the principle of the material change in the pedestrian access into the retail unit is acceptable as it will allow Frank Bird to continue to contribute to the viability and vitality of Barnsley Town Centre.

Residential Amenity

The site is located within an established commercial town centre area, with no (current) residential properties in close proximity of the building. It is noted that there is the potential for residential units to come forward as a part of the Civic's redevelopment next door, however the new access arrangement is not envisaged as something that will come into conflict with the new residential access proposed for the Civic. As such, it is anticipated that there will be no detrimental effect from the proposed change for local residents than what is currently experienced and it will not be prejudicial to the amenity of surrounding units in line with the requirements of Local Plan policies GD1 and D1.

Heritage and Visual Amenity Assessments

The buildings adjacent to Frank Bird are subject to a Heritage Action Zone which seeks to improve the aesthetic appearance of the historic buildings upon Eldon Street. The alteration to access for this unit, though more modern than some other adjacent buildings within the HAZ, will contribute to the updates and investment being witnessed across this area of the town centre. By consequence, the adaption of the shopfront will help improve the appearance of the area and help in efforts to regenerate the town centre.

As such the use is considered to be in line with Local Plan Policies GD1 and D1 as it is appropriate to the scale, role, function and character of the unit and the surrounding area.

Recommendation

Grant subject to conditions