JR Planning Consultants
Sheffield



PLANNING STATEMENT

CHANGE OF USE FROM VEHICLE PARTS STORAGE/ SALES TO VINTAGE AMUSEMENT ARCADE

AT

LAND AT THE JUNCTION OF NEW ROAD AND THOMAS STREET, BARNSLEY, S70 1LP

PREPARED FOR: MR B THOMPSON
PREPARED BY: JAMES ROBERTS (MRTPI)

34 The Quadrant, Totley, Sheffield, S17 4DB

www.jrplanning.co.uk 07736459320

Tel: 07736459320
Email: James@jrplanning.co.uk
Web: www.jrplanning.co.uk

1. INTRODUCTION

This statement has been prepared to support the submission of an application for full planning permission for the change of use of a car parts storage/ sales unit to a vintage gaming arcade. The existing unit is vacant and is in need of a new occupier to prevent it from falling into disuse.

The proposed use is intended to provide a vintage amusement arcade containing computer games from the 1970's, 1980's and 1990's. Customers would pay an entrance fee to gain access to the machines for a set period of time. There would be no gambling machines within the building. The applicant would also like to offer snacks/ drinks to customers.

The business would occupy the whole of the building as set out on the submitted plans.

The proposed development would help to provide a source of leisure, would provide employment opportunities, would make a positive contribution to economic growth, would not result in any material harm.

This statement should be read in conjunction with the supporting plans supplied by Time Architects which demonstrate the credentials of the scheme in more detail. It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

Tel: 07736459320
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2. THE SITE

The application site comprises a detached, two-storey building located at the junction of New Road and Thomas Street, Barnsley. The host property is externally constructed in red brick and features a corrugated pitched roof. The property is of no particular architectural merit and is currently vacant.

To the rear of the building is a hard surfaced parking area although this does not form part of the application site.

The surrounding area features a mixture of uses including residential and commercial. The host property has been in commercial use for a considerable number of years and is within the limits of Barnsley town centre.

The site falls within a highly sustainable area and benefits from excellent public transport links.

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3. THE PROPOSAL

Full planning permission is sought for the change of use to a vintage amusement arcade. Some small scale physical works are proposed internally. The applicant would also like to sell ancillary snacks and drinks to customers within the building.

The key details of the proposal are as follows:

- Proposed business to operate as a vintage arcade which would operate in a very different manner to a traditional amusement arcade.
- Customers would pay an up-front fee upon entrance to be allowed unlimited access to vintage amusement games for a defined period of time.
- No gambling machines would be within the building and no gambling activities would take place.
- The business may offer private rental of the facility for events such as children's parties and corporate events.
- Opening hours are to be 10am to 10pm and the applicant is willing to discuss these with the LPA. In the initial stages of the business it is envisaged that the business will only open on Fridays, Saturdays and Sundays. The business may operate during the working week if demand allows.
- Some ancillary sales of snacks and drinks would be offered to customers and the submitted floor plans include a small kitchen area.
- There would be 4 staff on site during business hours.

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4. PLANNING HISTORY

There is no planning history which is considered of direct relevance to the proposal according to the LPA's online records.

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5. PRE-APPLICATION DISCUSSIONS

Given the relatively simplistic nature of the proposal the proposal was not discussed with the LPA at pre-application stage. The applicant has enlisted the services of JR Planning and Time Architects in the drafting of this scheme.

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6. ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Further material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

The application site is located within Barnsley own centre as allocated within the UDP and is within an area earmarked for long term development (development site 23). The site is otherwise unallocated.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

Development Plan

The policies relevant to this proposal are considered to be as follows:

Policy TC7 - Amusement Centres

Policy TC58 - Individual Development Sites

CSP8 - Location of Growth

CSP25 - New development and sustainable travel

CSP29 - Design

CSP31 - Town centres

CSP40 -Pollution control and Protection

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National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the NPPF are considered of direct relevance to the current proposal:

Paragraph 14 states that at"…the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."

The NPPF makes it clear that sustainable development comprises three strands; economic, social and environmental. It also states that sustainable developments should be approved without delay.

Paragraph 19 states that planning "...should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."

Paragraph 21 states that "…investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing."

Paragraph 24 states that "…Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan".

Paragraph 56 emphasises the need and importance of high quality design.

Chapter 7 of the NPPF encourages the creation of healthy communities and encourages the provision of facilities for leisure/ recreation.

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The overarching message of the NPPF is that LPA's should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPA's should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

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7. ASSESSMENT

Principle of Development/ Economic Growth

The application site falls within the Barnsley urban area and is within the confines of Barnsley Town Centre according to the provisions of the UDP.

The NPPF encourages town centre uses to be located within town centre locations and most town centre uses located outside of defined centres must be supported by a sequential assessment. The proposal is in full compliance with national policy in this regard.

The Core Strategy aims to ensure that most new development, including leisure uses, are located within Barnsley, taking advantage of public transport links. The proposal is therefore in broad accordance with the LPA's spatial objectives.

The proposal would fully accord with policy TC7 in that it would not be located on a principle shopping frontage and would not have any adverse technical impact (more details below). Furthermore the proposal would not undermine any strategic ambitions for the wider area (policy TC58) as it involves the reuse of an existing building.

Section 1 of the National Planning Policy Framework states that planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

The proposed use of the site would support a small business venture and would result in inward investment into the site and surrounding area. The proposed use would provide additional employment opportunities and it is considered that the proposal would make a positive contribution to economic growth and this matter should be afforded significant weight.

The proposal would be wholly sustainable using the definition set out in the NPPF for the following reasons:

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- Social: The proposal would help to promote job creation/retention in the area and subsequently support other local services. The proposal would provide a facility for leisure/ recreation for local residents which is fully in keeping with national and local objectives.
- Economic: The use would support a local business with associated job creation/ retention.
- Environmental: The proposal would make a positive contribution to the sense of vibrancy in the area. The site is also located in a sustainable location. There would be no adverse environmental impacts.

The principle of development must therefore be considered acceptable.

Pollution Control/ Residential Amenity

There are no external works proposed and the proposal would not impact on any neighbouring property as a result of overlooking or overshadowing.

It is fully accepted that some leisure uses have the potential to result in noise disturbance. However, it is considered that the low intensity nature of the use proposed, the limited opening hours proposed and the location of the site in a primarily commercial area will ensure that the scheme would not result in an unacceptable increase in noise and disturbance.

It is therefore considered that the proposal would not result in an unacceptable increase in noise or disturbance at any neighbouring property.

Highways

The site is located in a highly sustainable location and staff and customers would have excellent access to public transport links. Furthermore there are numerous public car parks within a short walk of the site.

Whilst the site does not benefit from dedicated off street parking provision this has been the case throughout the commercial use of the building and it is considered that the proposed use would not result in a significant increase in vehicular movements or parking demand.

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It is therefore considered clear that the would not have a detrimental impact on highways efficiency or highways safety.

Design

There are no physical works proposed to the exterior of the building. The applicant is aware of the need to apply for advertisement consent in due course for any new signage.

It is considered that the proposal would breathe new life into the property and would not have any detrimental impact on the character of the host property or surrounding area. This visual impact must therefore be considered acceptable and accords with the relevant Development Plan policies and the relevant guidance contained within the NPPF.

Flood Risk

The application site is not located within an area known to be at risk from flooding according to the Environment Agency. The proposal does not include any significant physical works or increase in hard-surfacing. It is therefore considered clear that the use would not be at unacceptable risk from flooding and would not give rise to an increased risk of flooding elsewhere.

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8. CONCLUSION

The proposed development represents a sustainable form of development which would not have any unacceptable impact for the reasons set out above. The proposal sufficiently accords with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.

James Roberts (BA, MSc, MRTPI)

JR Planning