

2023/0660

Mr Andy Horwood

Proposed new click and collect parking and canopy above, supported on steel posts and 5x new bollards, Existing Dotcom Parking Zone re-configured with 2x additional parking bays and access gate, Fence, Armco barriers with charging stations re-aligned as and 1x new pedestrian access gate

Tesco Supermarket, Wombwell Lane, Stairfoot, Barnsley, S70 3NS

Site Location and Description

The application site is the Tesco supermarket at Wombwell Lane. The location of the specific works proposed is at the northern end of the car park.

Site History

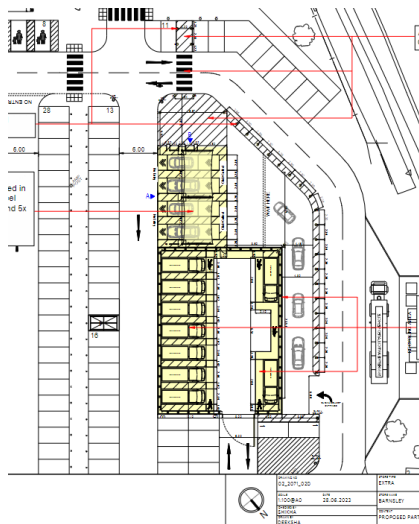
There is a complex planning history relating to the longstanding use of the site as a Tesco supermarket.

Proposed Development

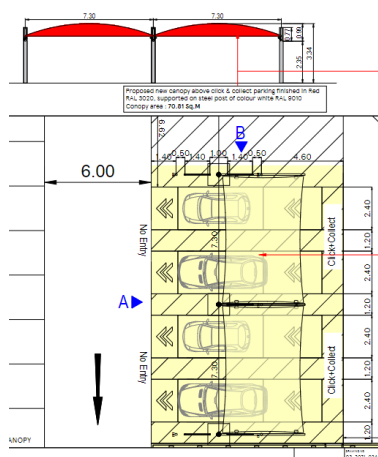
The applicant seeks permission to re-order part of their existing car park to provide more spaces for the existing dotcom parking and a dedicated area for click and collect parking, to erect new canopies over the click and collect parking and other small scale works including bollards and barriers.

The proposal will result in the loss of a 10 parking spaces leaving a total provision of 868 spaces.

Proposed site plan



Proposed canopy details



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 a Retail Park on the Local Plan Proposals Maps. 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 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 of cycles. Also sets criteria in relations to minimum levels of parking, provision of transport statements and of travel plan statements.

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 TC4 Retail Parks – indicates that retail warehouses will be allowed in retail parks and that other uses will be allowed where the role, character and function of the retail park will not be adversely affected.

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.

Supplementary Planning Documents (SPD):

SPD Parking – Gives guidance on parking standards, including giving an indicative figure of what will be considered acceptable but does not prescribe maximum or minimum figures.

Consultations

Highways DC – No objections

Ward Councillors – No response

Representations

The application has been advertised by means of letters to nearby properties and a site notice from 18 July to 8 August; no representations have been received.

Assessment

Principle of development

The application site is within an area designated as a retail park in the Local Plan

As the proposal is for infrastructure associated with an existing retail store, the principle of the development is acceptable.

Highways safety

Noting the advice of the highways officer it is considered that the proposals will still retain sufficient parking for the supermarket and are acceptable from a highways safety perspective and in compliance with Local Plan Policy T3.

Design

The application site is in a relatively secluded area of the car park and the re-lining of the car park, canopy and other small scale infrastructure proposed is considered acceptable in appearance in this location.

Conclusion

The proposal allows for the effective operation of the supermarkets e-commerce business, and it is concluded that the proposal complies with the development plan as a whole.

Recommendation

Grant subject to conditions