2022/1205

Ms L Nash

Change of use from 1no retail unit into 3no retail units (Use Class E (a) to (e) and (g) (i) and associated external alterations to the shop fronts

20 - 22 Peel Street, Barnsley, S70 2QX

Site Location and Description

The property is located on Peel Street, within the primary shopping area of Barnsley Town centre. The building is situated within a row of properties of varying uses, including drinking establishments, retail units and hot food takeaways.

The premises are currently vacant but was last occupied by a retail unit comprising of a number of different vendors over three floors, with retail space at ground and first floor and storage space at second floor



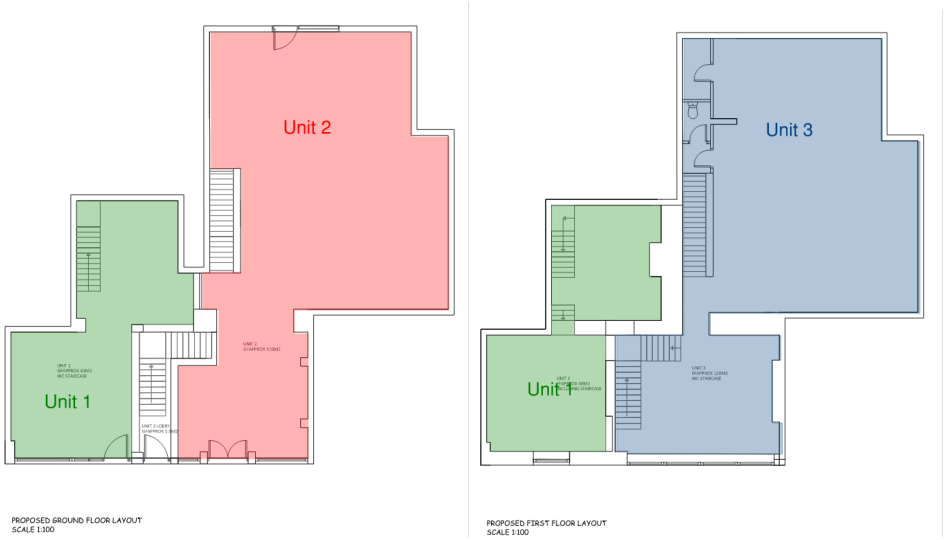


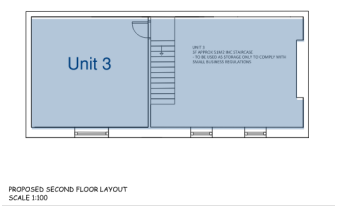
Planning History

2010/0090 - Installation of shop frontage and fascia – Approved March 2010

Proposed Development

The applicant seeks permission to change the use from 1no retail unit into 3no retail units Use Class E (a) to (e) and (g) (i). This is a speculative application with no end user proposed at the time of assessing the application.







Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is located within Barnsley Town centre, along a secondary shopping frontage, within the primary shopping area and also within the Southgate District within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy Poll1 Pollution Control and Protection
Policy TC1 Town Centres
Policy TC2 Primary and Secondary Shopping Frontages
Policy BTC1 The daytime and evening economies
Policy BTC2 Late night uses

Policy BTC17Southgate District
Policy T3 New Development and Sustainable Travel
Policy T4 New development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development

SPDs/SPGs
Supplementary Planning Document – Parking
Supplementary Planning Document – Shop Front Design

National Planning Policy Framework

The National Planning Policy Framework sets out the Governments 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

Conservation Officer – No objections
Highways DC – No objections
Ward Councillors – No comments received.

Representations

The application has been advertised by way of neighbour notification letters and a site notice; no comments have been received.

Assessment

Principle of Development

The application site is in a town centre location where national and local policy indicates that main town centre uses will be directed in order to maintain the vitality and viability of centres. The proposed units are indicated as a Class E (a) to (e) and (g) (i) use, which primarily included the previous A1-A5 uses and therefore is considered a main town centre use. Policy TC2 states that other uses may be acceptable, especially where they diversify and improve provision in a centre, provided that it can be demonstrated that the vitality and viability of the primary shopping area would not be negatively affected.

In addition to Polices TC1 and TC2, Policy BTC17 states that offices, residential development, assembly, and leisure uses, hotel, food and drink uses within the Southgate District will be allowed.

The applicant has indicated that the premises have been vacant for some time and that the conversion to 3no units will enable the premises to be utilised. It is considered that, given the sites location towards the periphery of the town centre that the Class E uses outlined above would not have an impact on the vitality or viability of the primary shopping area and as such is acceptable in this location and in compliance with the polices outlined above.

The change of use of premises are considered acceptable where there is no significant adverse effect on living conditions and residential amenity of existing and future residents, and they are compatible with neighbouring uses

Residential Amenity

The proposal is in an active part of the town centre, within limited residential uses in the vicinity of the site, it is concluded that the proposed conversion to 3no units is unlikely to adversely affect the amenity of those living and working the area. It is therefore considered that the proposal is considered acceptable in terms of its impact on residential amenity and complies with Local Plan Policies GD1 and Poll1.

Visual Amenity

The appearance of the shop front will remain relatively un-changed, the existing doorway will be re-used to provide access to unit 2, with an existing window being converted to the access to units 1 and 3. The alterations will updated the existing shop front and in turn improve the primary shopping area and as such it is considered that the proposed replacement shop front would not detract from the character of the street scene and therefore is acceptable and in compliance with Local Plan Policies D1 and GD1 and Supplementary Planning Document Shopfront Design. Any signage would be subject to separate advertisement consent.



EXISTING FRONT ELEVATION TO PEEL STREET
SCALE 1:200



PROPOSED FRONT ELEVATION FACING PEELSTREET
SCALE 1:200

Highway Concerns

The site does not benefit from allocated off-street parking; however, the site is located within the primary shopping area with excellent transport links and parking provision and as such the proposed increase in units is not considered detrimental to highway safety, Highways DC have raised no objection to the proposed scheme and as such the proposal acceptable and in compliance with Local Plan Policy T4.

Conclusion

The increase in retail units from 1no to 3no are considered to be acceptable in the town centre location as see the use of a currently vacant unit it would help secure the future vitality and viability of the town centre

Recommendation

Grant subject to conditions