

Application Reference Number:	2025/0485
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Application Type:	Full (Regulation 3).
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Proposal Description:	<i>Amalgamation of 2no. retail units to form one larger retail unit and one smaller kiosk retail unit and replacement of one set of sliding entrance doors with fixed glazing.</i>
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Location:	<i>Units SU11 and SU12, The Glass Works, Barnsley, S70 1SF.</i>
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Applicant:	<i>Barnsley MBC.</i>
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Third-party representations:	<i>None.</i>	Parish:	
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Ward:	<i>Central.</i>
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<p>Summary:</p> <p>This application is being brought before members as it has been made by the Council.</p> <p>The applicant is seeking planning permission for the amalgamation of 2no. retail units to form one larger retail unit and one smaller kiosk retail unit, and the replacement of one set of sliding entrance doors with fixed glazing.</p> <p>The proposed development would support the aims of paragraph 90(a) of the NPPF and the sub-regional role of Barnsley Town Centre through the management and adaptation of existing retail units in accordance with Local Plan Policies TC1 and BTC12, and therefore, is considered acceptable in principle.</p> <p>The proposed development would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).</p> <p>Recommendation: APPROVE subject to conditions.</p>

Site Description

This application relates to 2no. vacant ground floor commercial units located between The Fragrance Shop and River Island within the Glass Works. The units benefit from glazed frontages with separate entrances on the north-east and south-east elevations.



Planning History

Application Reference	Description	Status
2018/1569	Variation of condition 2 (approved plans) of planning permission 2017/0586 to enable changes to the design of the multi storey car park and its access arrangements - Mixed use development of land adjoining Barnsley Markets following demolition of part of existing market hall and multi storey car park to provide new retail/food and drink (Use Classes A1, A3), cinema and leisure use (Use Class D2), new multi storey car park and service road, with access to/from Lambra Road.	Approved.

Proposed Development

The applicant is seeking planning permission for the amalgamation of 2no. retail units to form one larger retail unit and one smaller kiosk retail unit, and the replacement of one set of sliding entrance doors with fixed glazing.

The drawings consist of four main panels:

- 01 SU11 & SU12 Existing Plan:** Shows three separate units: SU12 (71.8sqm / 776sqft), SU13 Fragrance Shop, and SU11 (185.8sqm / 2004sqft).
- 02 SU11 & SU12 (Combined) Proposed Plan:** Shows the amalgamation of SU11 and SU12 into a single larger unit (SU11 & SU12 Combined, 257.6sqm / 2780sqft), with SU13 remaining as a separate unit. A note indicates: "Existing sliding entrance doors replaced with fixed glazing".
- 03 SU11 & SU12 Existing Mail Elevation:** Shows the facade of the existing units with labels for "The Fragrance Shop", "SU12", "SU11", and "Rear Wall".
- 04 SU11 & SU12 (Combined) Proposed Mail Elevation:** Shows the proposed facade for the combined units, with a note: "Existing sliding entrance doors replaced with fixed glazing".

Scale: 1:100

Notes:

- EXISTING SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. REPORT ANY DISCREPANCY TO CONTRACTOR IMMEDIATELY AND STOP WORK IMMEDIATELY THEREAFTER.
- CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AUTHORITIES.
- CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM LOCAL AUTHORITIES.

PS	23/02/21	EST
PI	23/02/21	EST
PL	23/02/21	EST
PR	23/02/21	EST

PROPERTY SERVICES

Property Services

The Classics
SU11 & SU12

Existing & Proposed
Floor Plans & Elevations

Revision No.	Revision	Date
1:100	ARCHITECTURE	A1
PLANNING	APPROVAL	EST

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is in the Markets Area District within Barnsley Town Centre, and therefore, the following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy LG2: The Location of Growth.*
- *Policy TC1: Town Centres.*
- *Policy BTC12: The Markets Area District.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy D1: High quality design and place making.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 7: Ensuring the vitality of town centres.*
- *Section 9: Promoting sustainable travel.*
- *Section 12: Achieving well designed places.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Shop front designs (Adopted May 2019).*
- *Residential amenity and the siting of buildings (Adopted May 2019).*
- *Parking (November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended). Site notices were placed nearby, expiring 11th July 2025, and the application has been advertised on the Council website. No representations have been received.

Highways Development Control	<i>No comments received.</i>
Regeneration (Town Centre)	<i>No comments received.</i>
Urban Design Officer	<i>No comments received.</i>
Local Ward Councillors	<i>No comments received.</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Paragraph 90(a) of the framework (NPPF) states planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation by allowing them to grow and diversify so they can respond to rapid changes in the retail and leisure industries, also allowing a suitable mix of uses which reflects their distinctive characters.

Local Plan Policy TC1 states that Barnsley Town Centre is the dominant town centre in the borough. To ensure that it continues to fulfil its sub-regional role, most new retail and town centre development will be directed to Barnsley Town Centre. Moreover, all town centre developments will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed.

Local Plan Policy BTC12 states that shops, offices, leisure developments, and food and drink uses will be allowed within the Markets Area District. Other uses may be supported where they contribute to the vitality and viability of the town centre.

A submitted Planning Statement establishes that the application units have been left open internally to provide flexibility to prospective tenants, and that the space has been used by the Barnsley MBC events team as temporary display spaces during town centre events and for storage of materials for the fitting out of other units. It states that recent interest from a medium sized national retailer has prompted the proposed changes to formally combine the two existing units into one.

Underutilised space to the rear of the Fragrance Shop benefits from an existing entrance facing onto the mall from the south-east elevation. As such, to maximise the potential of the changes, this space is proposed to become a separate, smaller kiosk retail unit.

The proposal would therefore provide no net change in the number of retail units in the Glass Works.

Considering the above, the proposed development would support the aims of paragraph 90(a) of the NPPF and the sub-regional role of Barnsley Town Centre through the management and adaptation of existing retail units and therefore, is considered acceptable in principle.

Impact on Residential Amenity and Pollution Control

The development site is located within an area that is principally commercial comprising restaurants, bars, and other leisure and retail uses which have an active frontage throughout the day and evening with some uses operating beyond midnight.

Considering the commercial nature of the surrounding area and limited nearby residential uses, it is considered that the proposal would have a minimal impact on amenity through potentially increased noise and activity levels.

There could be some potential disturbance and disruption because of construction works, and whilst any potential impact is anticipated to be temporary, should the application be approved, a condition could be used to control construction hours.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Design and Visual Amenity

The development site is located within an area that is principally commercial comprising restaurants, bars, and other leisure and retail uses which have an active frontage throughout the day and evening with some uses operating beyond midnight. The proposal would not be out of character for the area.

An existing entrance on the north-east elevation would be replaced with fixed glazing. There would be no alterations on the south-east elevation. This minor alteration would not materially change the appearance of the application units and would be in-keeping with the shopfront design guide for the Glass Works.

Signage is not under consideration at this stage and would require the submission of an application for advertisement consent to the local planning authority.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Highway Safety

The development site faces onto a covered pedestrianised area with no access for vehicles.

The development site does not benefit from off-street parking arrangements and none are proposed. However, the development site is considered to be in a sustainable location adjacent to the Barnsley Transport Interchange and the Tommy Taylor Memorial Bridge and is readily and easily accessible by various modes of transport. There are also public car park options within the locality. The proposal is therefore not considered to be prejudicial to highway safety.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T3: New Development and Sustainable Travel and Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.