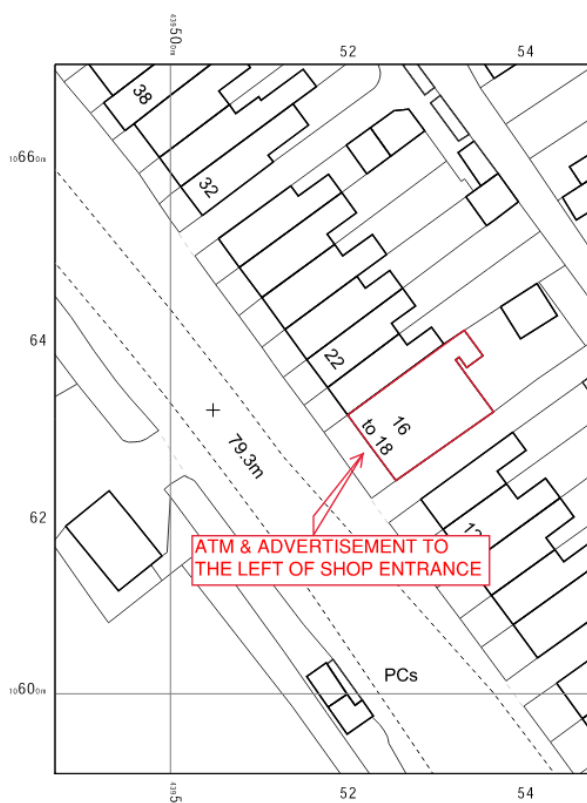

2023/0334, 2023/0354

Applicant: Mr M Collins / Notemachine UK Ltd

- 2023/0334 - Proposal: Installation of ATM (retrospective)
- 2023/0354 - Proposal: internally illuminated advertisement around ATM (retrospective)

Site address: 16-18 High Street, Shafton, Barnsley, S72 8QB



Site Description

The commercial premises is currently operating as a local convenience store, located on the ground floor of two former dwellings. The store is located within a row of terrace dwellings but there are many other commercial premises within close proximity of the store, on both sides of the road. The road itself is the principle local road leading into Shafton.

The lowest part of the front elevation of the store is brickwork painted grey, the middle section is covered by advertisement frames featuring store branding vinyl wraps and smaller advertisement frames. Above these boards are a full-width plastic fascia, featuring the store name and other corporate branding. The first story has retained its residential features and the tiled gabled roof features a single dormer window.

Prior to the installation of the ATM and illuminated signage, the current doorway contained an operational door and an additional two unused doors/panels. Now the equipment has been installed, new panels have been fitted around the ATM, with the operational door remaining.

To the front of store are a set of steps with a handrail and a slightly sloped, block paved area which offers informal parking area and step free access to the store and ATM.

Planning History

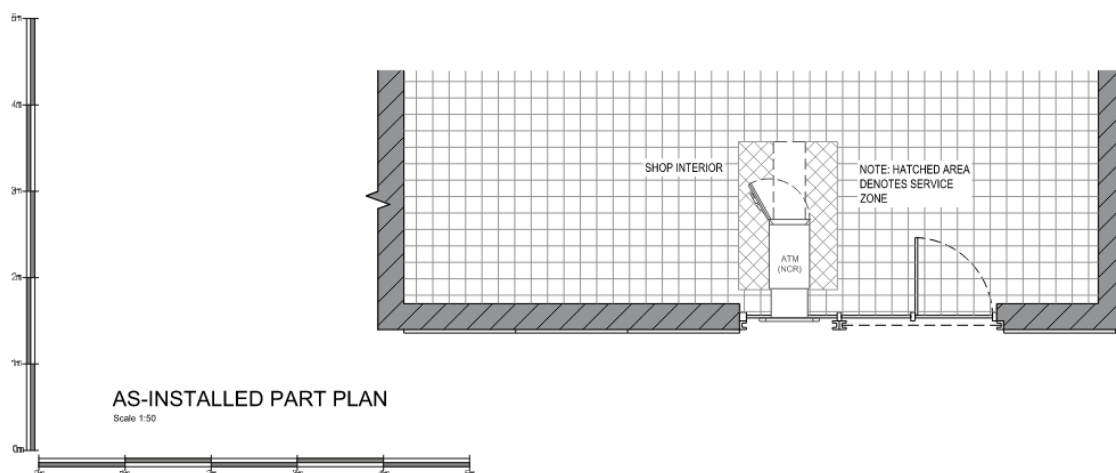
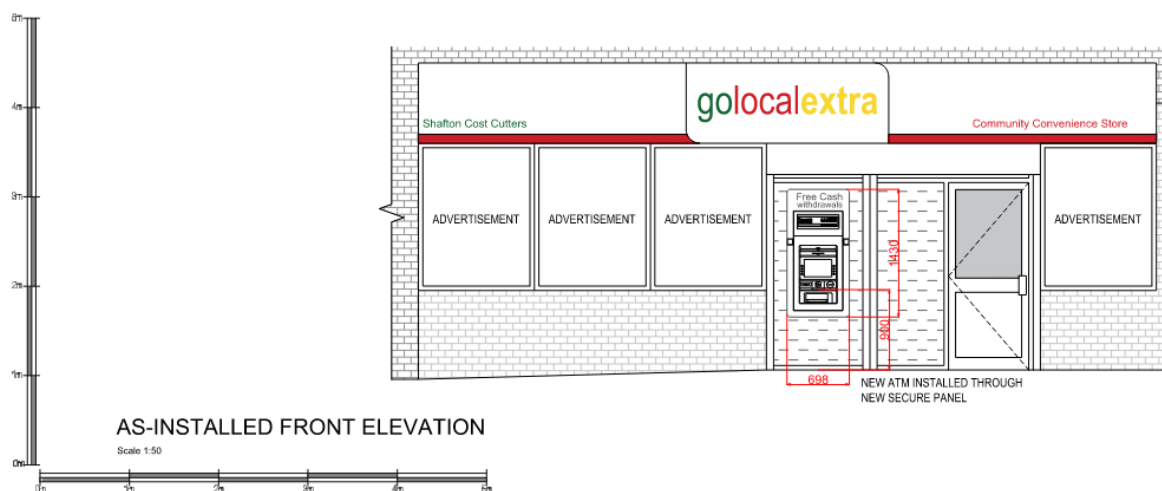
2008/0290: Installation of a VSAT 0.74m dia. satellite dish to the south facing (side) wall of the building – Approved 8th April 2008

B/88/1560/HR Change of use of ground floor of dwelling to form extension to shop and new shop front -Approved 15th December 1988

B/88/0897/HR Change of use from dwelling to form extension to shop – Approved 18th September 1986

Proposed Development

The application is a retrospective application, so the proposal has already been installed but comprised of an ATM and illuminated signage around the ATM which was installed within an existing but unused section of the principal door frame.



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 was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting 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.

Local Plan Allocation – Urban Fabric

Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of, and reinforce the distinctive, local character and features of Barnsley.

Policy T4: New development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement

Policy Poll1 Pollution Control and Protection Development

will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people

Supplementary Planning Document: Advertisements

The aim of the system is to regulate advertisements in the interests of 'amenity' and 'public safety'.

The main issues in determining an application will, therefore, usually be:

- The impact of the advertisement on the appearance of the site or building upon which it is displayed and upon the visual character of the area; and
- The impact of the proposal upon the safety of pedestrians and vehicle

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes. Section 12, paragraph 134 states "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

Consultations

Highways DC: No concerns as there are adequate parking provision onsite and nearby, and the ATM would be an asset to the area. The illuminated sign is within the guidance permitted and would not be a distraction.

Pollution Control: Approval recommended as the development would have a low impact.

Ward Councillors: No comments

Parish Council: No comments

Representations

Neighbour notification letters were sent to nearby properties. No responses were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. The area is predominantly residential but multiple commercial premises are intersected between areas of residential dwellings long the High Street.

Visual Amenity

The proposal is already installed at the site and is sited unobtrusively within the store front design. The feature does not distract from the nature of the store and both the ATM and its illumination does not cause any visual harm within the broader area.

Residential Amenity

Due to the nature of the store, there would already be a constant stream of customers utilising the existing store facilities throughout the day. The ATM machine would mainly provide an auxiliary service for these existing customers. However, as the ATM could also be considered as an asset for the community, by providing a local and accessible way to access cash, the ATM could have potential to increase footfall within the area.

The design and access statement has outlined how an existing multiple camera CCTV system at the store and new installed security features, along with a low key and secure supply and maintenance routine would assist in reducing the risk of crime associated with the installation of an ATM.

Highway Safety

There will be no impact upon highway safety.

Conclusion

There is a possibility of increased footfall to the area of the shopfront but in balance this would be unlikely to cause a significant concern due to the nature of the existing convenience store and usage pattern. As there has been no visual harm to the storefront or street scene, Pollution Control and Highways have no objections, and the ATM has the potential to provide a community facility rather causing any harm to residential amenity, there is not grounds to refuse the retrospective application for the ATM or it's associated illuminated signage.

Recommendation

Approve With Conditions.