



PLANNING CONSULTATION RESPONSE

Application No	2026/0205
Proposal	Change of use from butcher shop (Use Class Ea) to hot food takeaway (Use Class Sui Generis) including installation of extraction equipment on rear elevation.
Address	46 Agnes Road, Barnsley, S70 1NH
Date of Consultation Reply	10 th June 2026
Consultee	Highways DC

Consultation Assessment and Justification

The site is located on Agnes Road on the outskirts of Barnsley town centre; although the street is predominantly residential in nature, the site is positioned within an area of the street where a number of businesses are located along both sides of the road.

The former butchers shop site has no off-street parking provision and none is proposed; within the vicinity of the site the vast majority of properties also have no off-street parking provision, as such both sides of the road are heavily parked and parking spaces are therefore at a premium.

The proposed use of the site as a hot food takeaway would likely generate a similar number of customer movements to/from the site, both vehicular and on foot, as the existing Class E(a) use; the main difference being that the hot food takeaway would likely generate the movements during evenings rather than during the daytime. However, no information has been provided in terms of the proposed opening hours.

There is an existing hot food takeaway adjacent to the site along with both an off-licence and convenience store within the same row of terraced properties; given that these are open until late in the evening, it would be difficult to substantiate an objection on highways grounds in terms of parking demand or vehicular trip generation.

In terms of accessibility, given the sites' edge of town centre location it has good pedestrian and cycle access, it is within comfortable walking distance of a large number of residential properties and also bus stops. The site is therefore considered to be in a sustainable location which complies with NPPF 9 Promoting Sustainable Transport policies and Barnsley Local Plan (January 2019) Policy T3 New Development and Sustainable Travel.

In view of the above, the proposals are considered acceptable from a highways development control perspective.

NO OBJECTION

Consultation Suggested Conditions:

No specific highways related conditions are deemed necessary.

Consultation Informative(s):

No specific highways related informative notes are deemed necessary.

Planning Obligations required:

—