

Application reference number	2026/0571
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Application Type	Full
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Proposal Description:	Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch
Location:	2 - 4 Eldon Street, Barnsley, S70 2JB

Applicant	Nationwide Building Society
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Number of Third Party Reps	N/A	Parish:	N/A
		Ward:	Central

SUMMARY

The application seeks full planning permission for the Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch

The site lies within the Town Centre and the Regent Street/Church Street/Market Hill Conservation Area.

There are no outstanding consultee objections or concerns.

The proposal will have no adverse impact on highway safety, residential amenity, visual amenity or the historic environment and is considered to be acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2026).

Recommendation: **GRANT Planning Permission subject to conditions**

Site Description

The application site is located on the north side of Eldon Street within the Town Centre. The building is a flat roofed building and is currently occupied by Nationwide Building Society. The front elevation is detailed is constructed from brown brickwork to the upper first floor of the front elevation and is constructed from grey tiles to the ground floor of the front elevation. Much of the front elevation is glazed and the upper features the Nationwide advertising.

Various shops are positioned to the south, east and west of the site. The site is within the Regent Street/Church Street/Market Hill Conservation Area. Grade II Listed Former Yorkshire Bank is located directly to the west of the site.

Relevant Site History

Reference	Description	Decision
B/04/0097/BA	Alterations and installation of new shopfront.	Approve with Conditions
B/04/0614/BA/AD	Display of illuminated fascia and projecting sign.	Approve
B/04/0880/BA	Installation of new windows to front and rear elevations.	Approve with Conditions
2011/0328	Display of new fascia to ATM machine surround.	Approve with Conditions
2018/0129	Display of various internally illuminated advertisements including fascia, projecting and ATM surround to bank.	Approve with Conditions
2018/0130	Provision of replacement entrance doors, cladding and re-painting of shop front frames	Approve with Conditions
2019/0928	Alterations to the shop front (Resubmission of planning application 2018/0130 - Amended Plans)	Approve with Conditions
2019/0929	Display on 1 no. internally illuminated sign	Approve with Conditions
2019/1500	Removal of existing louvre to rear elevation and installation of external ductwork with air filter (Retrospective)	Approve with Conditions
2024/0193	Replacement signage comprising 1no. projecting sign, 1no. fascia sign, 1no. ATM surround and decals, statutory signage and safety manifestation, and installation of a new window vinyl and respraying of door frame	Approve with Conditions

Detailed description of Proposal

The applicant is seeking permission to install a defibrillator cabinet and a bleed kit cabinet to the front elevation. The bleed kit cabinet would be located to the west side pillar of the front elevation. The defibrillator cabinet would be located to the central pillar of the front elevation. The cabinets would be located approximately 0.9 metres above the ground and would be approximately 0.6 metres in height by 0.4 meters in width and project approximately 0.3 metres. The Bleed Kit cabinet would be coloured red with a blue centre, and the defibrillator cabinet would be coloured yellow with a blue centre. The defibrillator cabinet details internal

Age Group	Number of People (Approximate)
18-24	1000
25-34	1500
35-44	2000
45-54	2500
55-64	3000
65-74	3500
75-84	3800
85+	3900



The Development Plan

The Local Plan was adopted in January 2019 and is 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 which are a material consideration in the decision-making process.

Local Plan

- Policy SD1: Presumption in favour of Sustainable Development.

- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy POLL1: Pollution Control and Protection
- Policy HE1: The Historic Environment

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

National Planning Policy Framework (NPPF) (2026)

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies

Section 4 - Achieving sustainable development

Section 14- Achieving well designed places

Section 20 – Conserving and enhancing the historic environment

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 it into account when taking decisions.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

This application was advertised on the Council website, and a site notice was placed nearby, expiring 11th August 2026. No representations were received.

Consultee	Summary of Comments
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Conservation Officer	No Objection
Local Ward Councillors	No Response

Representations

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. No representations have been received

Planning Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (2026) at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The principle of the development
- The impact on the historic character of the area
- The impact on neighbouring residential properties

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

The proposal is in a designated Local Centre and the Regent Street/Church Street/Market Hill Conservation Area and is predominantly surrounded by commercial properties. Planning policies for the local centre indicate that we will support development that will meet the needs of the local area and is appropriate to the local centre and the conservation area.

Impact upon Historic Character and Appearance of Surrounding Area

The proposed cabinets would not have a significant impact on the character of the street scene or the historic character of the conservation area. The building itself is a relatively modern structure despite its location within the conservation area and proximity to a listed building. The scale of the cabinets would be considered a minor addition to the street scene and would therefore not detrimentally detract from the character of the street scene. Given the Nationwide building provide a limited contribution to the conservation area, the addition of the cabinets is not considered to harm the conservation area. The colour schemes for the

cabinets are considered appropriate to differentiate between the different uses of the cabinets. The cabinets are therefore compliant with Policies GD1, D1 and HE1 of the Local Plan and is acceptable in terms of visual amenity. This weighs considerably in favour of the proposal.

Residential Amenity

The nearest residential properties to the cabinets are flats located to the west of the site. The proposal would have little to no impact on residential amenity. The defibrillator cabinet proposes to have static illumination levels of 9cd/m². This illumination is considered to be very low level and is purely to assist users of the equipment in the dark. The proposed illumination would therefore have little to no impact on neighbouring residential amenity.

The proposal is considered to comply with Local Plan Policy GD1: General Development and would provide an acceptable standard of residential amenity. This weighs substantially in favour of the development.

Highway Safety

The proposal would not be impactful on highway safety. The proposed cabinets would not interfere with the highway and the illumination level is considered to be very low level and static and would therefore not distract drivers.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries considerable weight in favour of the application.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

No amendments have been requested from the applicant however clarity was sought regarding the illumination level of the defibrillator cabinet.

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 objections, 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.