

Application Reference: 2025/0640

Site Address:

Outbuildings on Land to the rear of 2 Blacker Road, Mapplewell, Barnsley, S75 6BW

Introduction:

This application seeks planning permission for the change of use of building to use as a bar

Relevant Site Characteristics

The property is a detached brick built building, currently being used as a bar. The building is set to the rear of 2 Blacker Road and was previously used for a commercial use as part of the butchers shop and was used as a preparation area and store. The most recent permitted use is for retail units, including external alterations under application 2018/0221 and 2025/0275 for a single storey extension to this building. These permissions have been implemented, therefore the permitted use of the building is now Class E.

The existing building is linear in nature with a central first floor element partially within the roofspace. The building has an outdoor yard area currently being used as a beer garden, however there is no allocated parking for the building, the access is for the deliveries and unloading only. The building is set within the yard area of number 2 and is accessed through a gap between number 1 Spark lane and 2 Blacker Road.

The site is in predominantly commercial surroundings with Blacker Road/Spark Lane having some residential uses with residential flats above commercial uses, or small attached terraced dwellings.

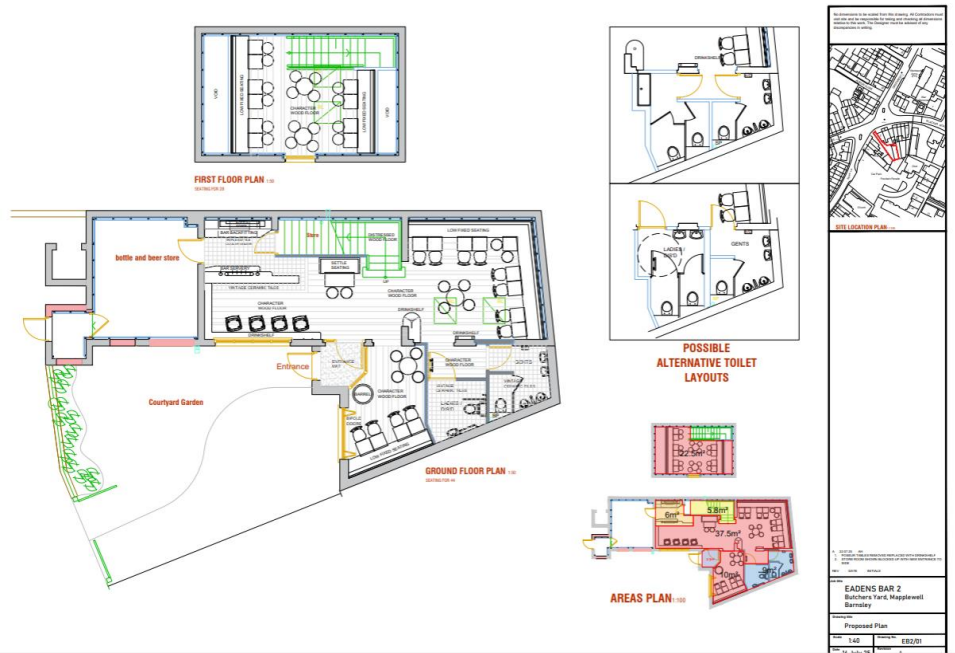


Site History

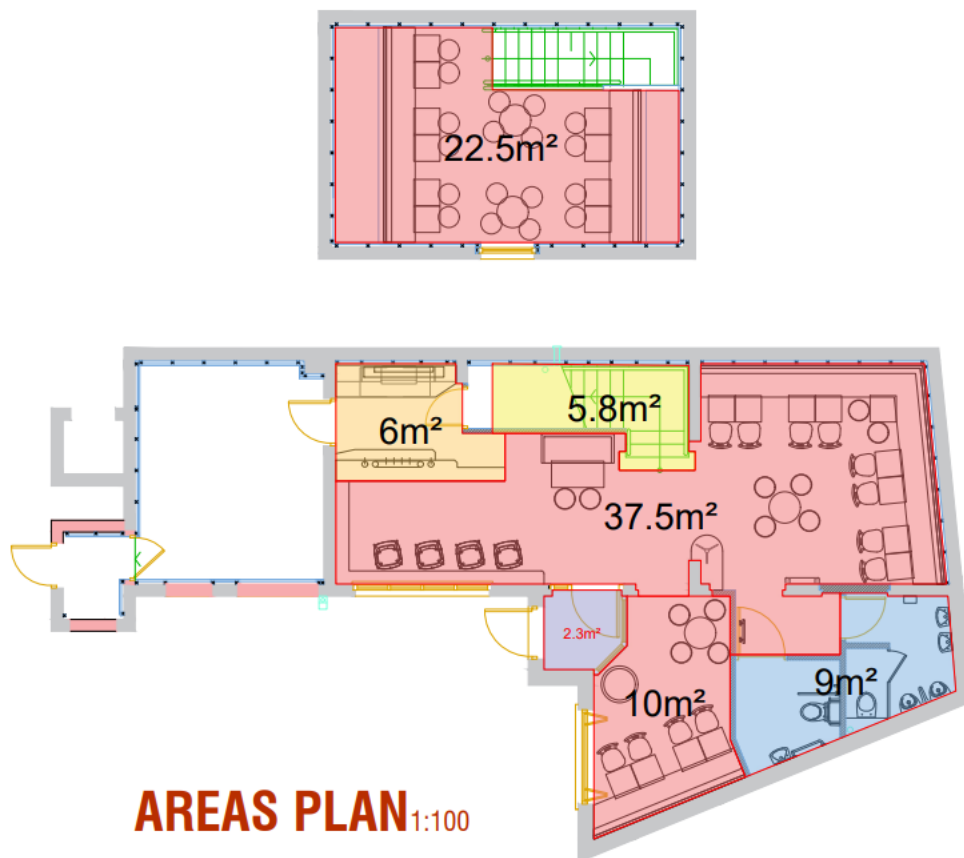
Application Reference	Description	Status (Approved/Refused)
2018/0221	Change of use of former butchers shop, food preparation and store to craft retail units including external alterations.	Approved with conditions
2022/0452	Conversion of existing outbuilding including extension in order to change the use to a micro pub	Withdrawn
2025/0275	Erection of a single storey extension and alterations to existing building.	Approved with conditions

Proposed Works

This application seeks planning permission for the change of use of the building to use as a bar. The application is retrospective as the bar opened in November 2025 and has been operating ever since. The venue has regular live music and events.



The plan below shows the areas of the bar split into uses. The red indicates seating areas, orange indicates the bar area, yellow shows the stair access to the first floor, blue wc facilities and purple the entrance lobby. The white areas are for storage. The plan indicates that there is seating available for 44 people at ground floor and 28 people at first floor. There is also an outdoor beer garden/courtyard with tables and chairs.



In terms of the opening hours and hours for live music, these have been amended during the course of the application process at the request of the applicant. The hours proposed are as follows:-

Day	Opening Hours	Live music	External amplified music
Monday	Closed	n/a	n/a
Tuesday	Closed	n/a	n/a
Wednesday	15:00 – 22:00	15:00 – 22:00	15:00 – 21:00
Thursday	15:00 – 22:00	15:00 – 22:00	15:00 – 21:00
Friday	15:00 – 00:00	15:00 – 23:00	15:00 – 23:00
Saturday	12:00 – 00:00	15:00 – 23:00	15:00 – 23:00
Sunday	12:00 – 22:00	15:00 – 22:00	12:00 – 21:00

The applicant has also submitted a Noise Impact Assessment at the request of the Pollution Control Officer and a Noise Management Plan, however this references the original opening hours proposed and will require updating.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires 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 the full Council meeting held 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.

The site is allocated as a Local Centre within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy TC1 Town Centres

Support will be given to maintaining and enhancing the vitality and viability of the following hierarchy of centres:

Town: Barnsley Town Centre

District: Cudworth, Hoyland, Wombwell, Goldthorpe, Penistone, Royston

Local: Athersley, Bolton on Dearne (St Andrew's Square), Darfield, Darton, Dodworth, Grimethorpe, Hoyland Common, Lundwood, Mapplewell, Stairfoot, Thurnscoe (Houghton Road), Thurnscoe (Shepherd Lane)

Barnsley Town Centre is the dominant town centre in the borough. To ensure it continues to fulfil its sub regional role the majority of new retail and town centre development will be directed to Barnsley Town Centre.

The Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

All retail and town centre developments will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed.

The following other Local Plan policies are relevant in this case:

- Policy GD1 'General Development'
- Policy T3 'New Development and Sustainable Travel'
- Policy T4 'New development and Transport Safety'
- Policy D1 'Design'
- Poll1 'Pollution Control and Protection'

Relevant Supplementary Planning Documents

- Parking
- Residential Amenity and the siting of buildings

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

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It 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. This 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 which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 6 - Building a strong, competitive economy

Section 7 – Ensuring the Vitality of Town Centres

Section 9 – Promoting Sustainable Transport

Section 12 - Achieving well-designed places

Section 15 – Conserving and enhancing the natural 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.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted at the site.

The application has been subject to two rounds of consultation, with the second consultation being carried out due to the submission of the Noise Impact Assessment and revised opening hours/music times.

Objections 1st round of consultation

1 x objection

- Concentration of bars/pubs in village - There are already 10 drinking establishments within a five minute walk of this application
- Highway safety, the site is located at the busy junction
- Noise impact, the premises are surrounded on two sides by retail and residential properties
- Other bar in the village was restricted in terms of opening hours and music being played
- Impact on other businesses
- Increase in anti social behaviour and drugs
- The pub is already open

2 x anonymous objections highlight issues with

- Deliveries and access
- Noise

2nd round of consultations due to submission of Noise Impact Assessment and revised opening hours:-

2 x objections

- Impact on residential amenity by way of noise and disturbance
- Increase in antisocial behaviour (drunk and disorderly, urinating in gardens)
- Increase in littering
- Late opening hours
- Live music
- Impact on quality of life and health
- Impact on garden area
- overlooking of garden/loss of privacy
- concentration of bars/pubs in village

Consultee responses

Highways – No objections

Pollution Control – No objections subject to conditions

Ward Cllrs – No comments received

Drainage – No objections details to be checked by Building Control

Yorkshire Water – No comments received

Planning Assessment

Principle

The site is within Mapplewell Local Centre where policy TC1 is of relevance. Policy TC1 states that Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres. All retail and town centre developments will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed.

The building has a previous implemented planning permission to be used for retail use (now class E) this application is to change the use of the building and courtyard into a bar, with a beer garden (which has already been implemented) and is a town centre use.

The change of use of the premises is considered acceptable where there is no detrimental impact on residential amenity by means of noise and disturbance, visual amenity or highways safety. The building is located within the Local Centre of Mapplewell where there are a mix of uses and where it would be expected that such uses should be located. The proposal is therefore acceptable in principle, subject to the material considerations outlined below.

Visual Amenity

Policy D1 of the adopted Barnsley Local Plan states that development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive local character and features of Barnsley. Policy D1 also sets out a number of design principles that new development should adhere to in terms of its layout and design.

The building is set away from the main shopping frontage and can only be seen from a small access between number 1 Spark Lane and number 2 Blacker Road. The building has been sensitively converted and there has been an improvement to visual amenity as a result of the change of use of the building and courtyard. Overall the proposal is acceptable in terms of visual amenity and design and in accordance with Local Plan Policy D1 and the impact upon visual amenity is considered moderate.

Impact on Residential Amenity

The NPPF states the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at an unacceptable risk from or being adversely affected by unacceptable levels of noise pollution.

As with most local centres, there is a mix of uses, some of which have residential accommodation above. The building has a current permitted commercial use and associated activity has taken place on this site for a number of years. Concerns have been raised with regard to a loss of privacy to garden areas of adjacent residential terraced properties on Blacker Road, however given the small scale of the building, and position of the windows/doors, it is not felt that there would be a significant loss of privacy to the adjacent properties.

The main issue in this instance would be the impact of the use of the building as a bar in terms of noise, opening hours activity, music and overall disturbance. Given that the use has already been operating since November 2025, the Pollution Control Officer has been consulted as part of the proposal and during the processing of the application requested a Noise Impact Assessment. A Noise Impact Assessment was required to assess sound levels from all noise sources associated with the development to ensure there are no adverse health and quality of life impacts from noise on existing residents and business.

The applicant also requested a change to the opening hours/permitted times for live music/external music, this was to reflect what has been agreed on the Licence issued by Regulatory Services. The following hours have been requested:-

Day	Opening Hours	Live music	External amplified music
Monday	Closed	n/a	n/a
Tuesday	Closed	n/a	n/a
Wednesday	15:00 – 22:00	15:00 – 22:00	15:00 – 21:00

Thursday	15:00 – 22:00	15:00 – 22:00	15:00 – 21:00
Friday	15:00 – 00:00	15:00 – 23:00	15:00 – 23:00
Saturday	12:00 – 00:00	15:00 – 23:00	15:00 – 23:00
Sunday	12:00 – 22:00	15:00 – 22:00	12:00 – 21:00

A Noise Impact Assessment (NIA) has been provided by ENS Ltd dated 23rd April 2026. The objectives of the noise impact assessment were to:

- Measure the baseline noise levels at the site and its surrounding environs
- Assess the potential impact of the proposed development with reference to pertinent guidelines
- Provide recommendations for structural and management controls, as necessary, to protect the noise amenity of the nearest residential dwellings.

The NIA states that: ‘As described in the Premises Licence for the bar (Premises Licence Number: 098908) live music is permitted until 2200 hours on Sunday to Friday, and until 2300 hours on Saturdays. Given the size and nature of the premises, amplified music events are necessarily small-scale (e.g. acoustic acts), with any amplification provided by low-wattage amplifiers.

Proposals are to close the outdoor area at 2100 hours on Wednesdays, Thursdays and Sundays, and at 2200 hours on Fridays and Saturdays.

As described in the Premises Licence, recorded music is permitted outdoors until 2200 hours on Sunday to Thursday, and until 0000 hours on Saturdays. However, external music will cease in line with the earlier closing of the outdoor area as detailed above.’

The NIA also details that measurements were taken over a normal weekend, and baseline noise measurements were undertaken on Friday 27th March through to Monday 30th March 2026. The principal noise sources potentially associated with the proposed development are considered to be, live music noise breakout and external amplified music. Measurements were taken during this time. Measurements taken for live music noise breakout showed with the bifold door open, music noise levels are at least 1 dB below the existing late evening/night time background noise levels at the NSRs. In addition, on the basis that external amplified music would occur no later than 2200 hours, music noise levels are 9 dB below the existing late evening/night-time background noise levels at the NSRs

The assessment then concludes that ‘provided the proposed operational hours contained in Table 3.2 are adhered to (as shown in the above table), external amplified music and live music noise breakout is considered to represent a NOAEL in that such noise is noticeable and not intrusive i.e. noise may be heard, but does not cause any change in behaviour or attitude and such noise may slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life. The noise impact is therefore considered to be negligible.’

The Pollution Control Officer has reviewed the NIA and has no objections to the proposal subject to conditions and the hours indicated within the conditions reflect a combination of those requested and those specified in the NIA.

A Noise Management Plan (NMP) has been submitted with the application, and the applicant has previously provided a NMP as part of their licensing application, however the operating/music hours differ slightly and will need to be amended to reflect the hours agreed. This shall be secured via condition.

A condition will be required in order to restrict delivery times, to state that there shall be no deliveries or collections between the hours of 19:00 and 09:00 hours and that there shall be no drinking in the outside area of the premises after 21:00 on any day. These reflect conditions of the applicant's licence which have previously been agreed with them through the licensing process. Comments have been received from neighbouring residents which relate to noise, disturbance and antisocial behaviour. As the premises has been operating without planning permission, the restriction in opening/music hours and the submission of a satisfactory NMP will mean that the applicant will now have restrictions on opening hours, delivery times, outside drinking and levels of music going forward. Despite objections being received with regard to noise, the Pollution Control Officer has confirmed that there have been no formal noise complaints to the Council with regards to the operation of the bar since it was opened in November 2025. In addition, the site has been used for commercial purposes for a number of years and has an extant permission to be used as a Class E use, which covers a wide range of commercial, business, and service uses, including shops, cafés, offices, and light industrial activities, allowing change between these uses without planning permission.

The suggested planning conditions should ensure that there is no significant disturbance by way of noise/activity at the site, however any noise which is excessive, unreasonable and considerably affecting the residents enjoyment of their home or garden may be investigated by Regulatory Services as a statutory nuisance and would be subject to other controls/legislation within the Environmental Protection Act 1990. Any antisocial behaviour as a result would be dealt with via the Police.

Given the above, on balance, the scheme would have a moderate impact upon residential amenity. The site is situated within a Local Centre where such evening uses are expected to be located and subject to the suggested conditions, would not be considered to be detrimental to residential amenity in accordance with policy GD1 and POLL1 of the Local Plan.

Highways

Concerns have been raised by objectors in terms of the access to the site and impact on highway safety. The Highways Officer has been consulted and states that: 'The building is in the recognised centre of Mapplewell. The site is on a staggered crossroads that includes a formalised pedestrian crossing between the staggered junctions. The nearby streets are therefore protected by a mix of zigzags associated with the crossing and "no waiting" traffic regulation orders. There is a short-stay car park adjacent to the site and the village benefits from regular bus services.

Although the proposal is likely to increase vehicle movements associated with the site, these are anticipated to mainly be outside the peak hours of nearby commercial premises. The property would be under-subscribed for off-street parking, but the available options within Mapplewell mean that this is not considered an issue in this instance. Given the site's sustainable location, Highways have no objections to the scheme. No highway-specific conditions are deemed necessary.'

Given that the site is in a sustainable location, there is a public car park within walking distance of the building and that there is adequate room for servicing and turning of vehicles within the shared yard, there should be no significant impact upon highway safety in accordance with policy T4 of the Local Plan and is acceptable in terms of highway safety impacts.

Conclusion

For the reasons given above, and taking all other matters into consideration, the change of use of the building into a bar complies with the relevant site specific policy set within the Local Centre of Mapplewell, 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 an acceptable and justified form of development.

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

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.

Recommendation:- Approve with conditions

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

A Noise Impact Assessment has been submitted

The applicant requested to alter the opening hours/live/external music times to differ to what was submitted on the application form