

Application Reference Number:	2025/0538
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Application Type:	Change of Use
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Proposal Description:	Change of use from Patient Retrieval Centre consisting of 24hr call centre, training facility and internal parking (Use Class Sui Generis) to Office, Research and Development and Light Industrial (Use Class E(g)).
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Location:	Unit 7, Capitol Close, Dodworth, Barnsley, S75 3UB
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Applicant:	Mr B Meehan
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Third-party representations:	None	Parish:	None
		Ward:	Dodworth

Summary:

This planning application seeks the change of use of the unit from a Patient Retrieval Centre consisting of 24hr call centre, training facility and internal parking (Use Class Sui Generis) to Office, Research and Development and Light Industrial (Use Class E(g)).

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising a change of use is considered acceptable in principle if proposals are a suitable location for the use class and would not significantly adversely affect residential and visual amenity and highway safety.

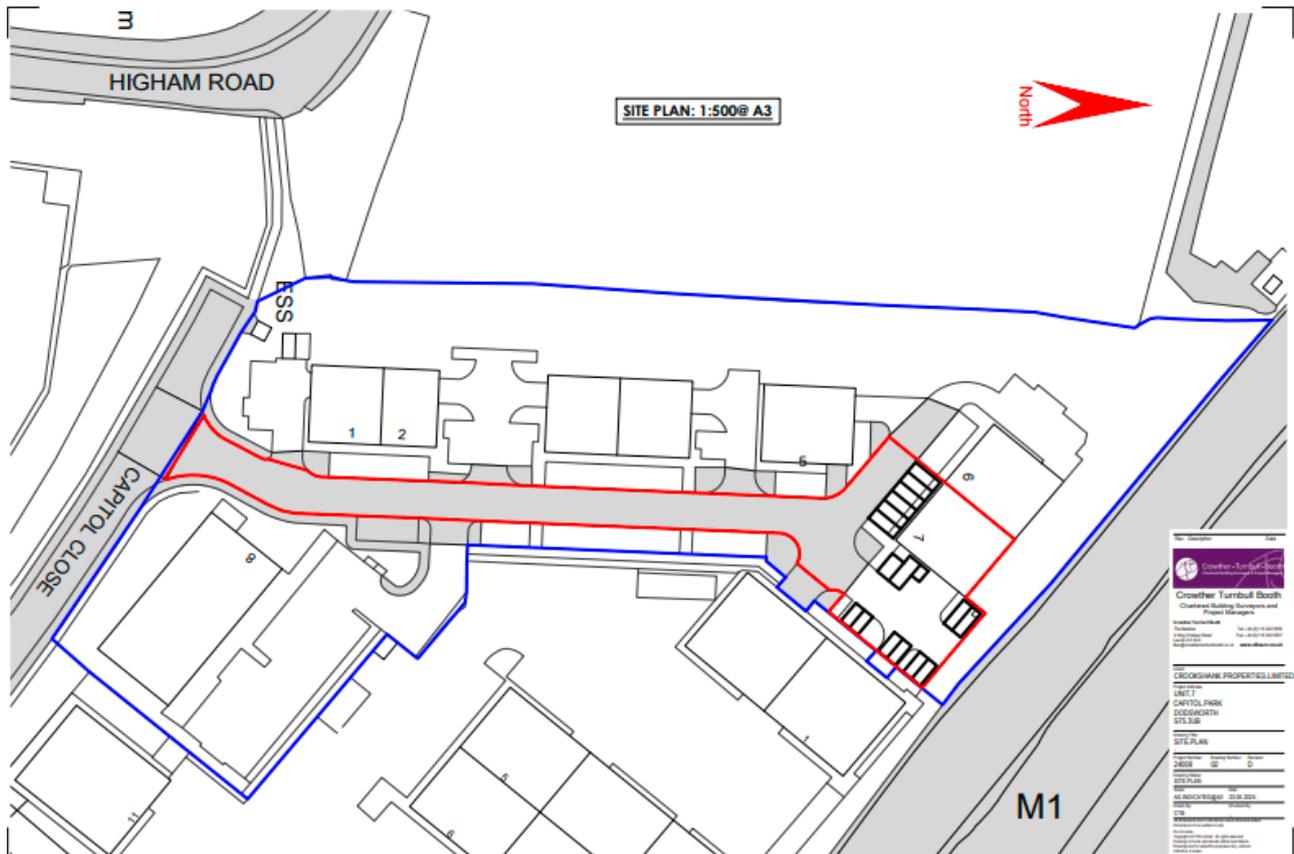
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The application relates to a commercial unit (Unit 7) located within Capitol Park on Capitol Close, Dodworth. Capitol Park is located southwest off the M1 with access taken from Whinby Road. Capitol Park comprises several detached units all of which are two-storeys which accommodate various commercial and industrial uses served by various parking and service areas. Unit 7 is located to the north of the site in the far corner closest to the M1.



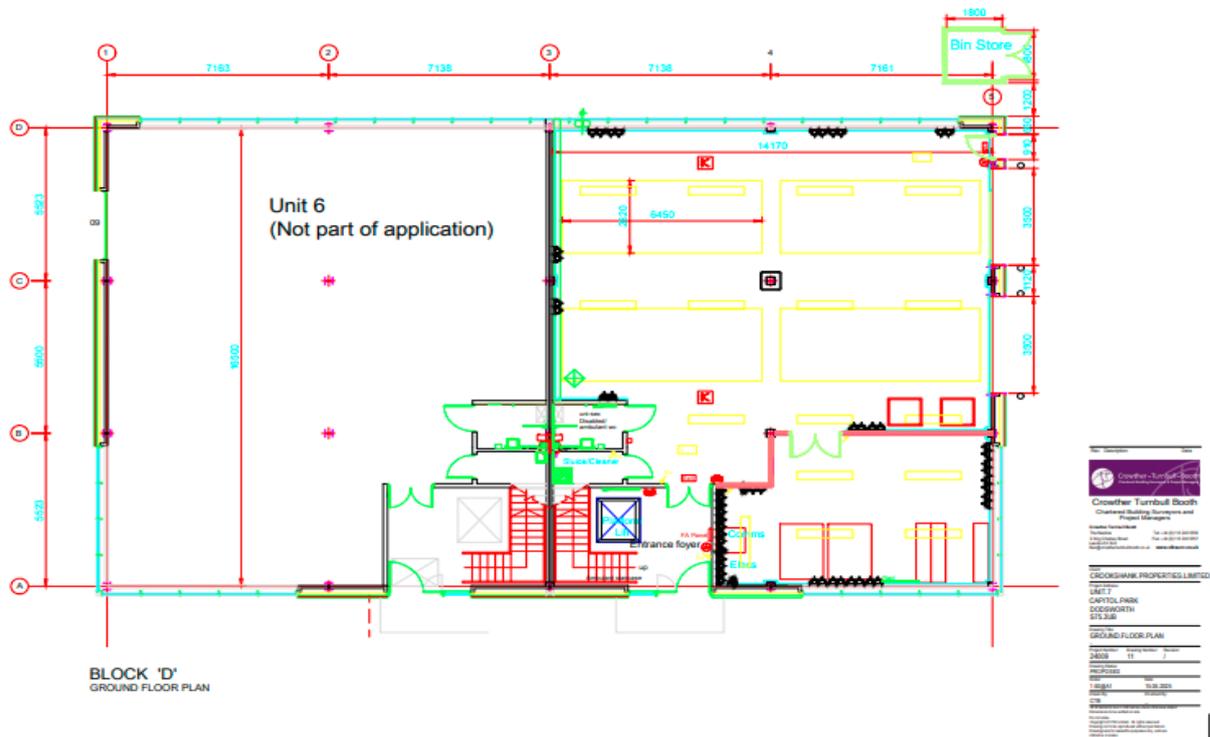
Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
B/04/1998/DO	Outline employment development proposal comprising Class B1, B2 & B8 Uses. Hotel. Park & Ride site and associated. work. With Environmental Impact Assessment	Approved with Conditions
B/04/2272/DO	Phase 1 employment development site - Reserved Matters details. Erection of Class B1/B2 hi-tech units, spine road, landscaping and levelling	Approved with Conditions
2005/1816	Erection of class B1/B2 industrial units (Reserved Matters)	Approved with Conditions
2006/0334	Variation of Condition No. 1 of planning consent B/04/1998/DO relating to expiration dates for the Reserved Matters application	Approved with Conditions
2009/0852	Use of existing unit into Patient Retrieval Centre consisting of 24hr call centre, training facility and internal parking	Approved with Conditions

Proposed Development

The proposal consists of the change of use of the unit from a Patient Retrieval Centre consisting of 24hr call centre, training facility and internal parking (Use Class Sui Generis) to Office, Research and Development and Light Industrial (Use Class E(g)).



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 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.

Local Plan Allocation – Urban Fabric

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 – Development will be approved if 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 D1: High quality design and place making – 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 other features of Barnsley.

Policy E3: Uses on employment land – On allocated Employment Sites, or land currently or last used for employment purposes, we will allow the following uses:

- Research and development, and light industry;
- General industrial; or
- Storage or distribution.

Policy E4: Protecting Existing Employment Land – Land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs. The development of employment land and premises for non-employment uses will only take place if:

- Development would not result in a significant loss of existing jobs or employment potential;
- There will still be an adequate supply of employment land or premises in the locality; and
- The land or premises cannot satisfactorily support continued employment use.

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.

Policy T3: New development and Sustainable Travel – Expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

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.

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 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 it into account when taking decisions.

Supplementary Planning Documents:

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 most pertinent SPD's in this case are:

- Parking
- Sustainable Travel

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

Consultations

Dodworth Ward Councillors were consulted and raised no objections.

Enterprising Barnsley were consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections.

Pollution Control were consulted and raised no objections.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour notification letters were sent to surrounding properties, and a site notice erected at the site. No comments were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the change of use
- The impact on the character of the area
- The impact on residential amenity
- The impact on highway safety

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 unit is sui generis as a result of planning application 2009/0852. The proposed use would fall within the new (2020) Use Classes Order as Class E which is characterised as “*Commercial, Business and Service*”. Class E(g)(i) relates to offices, Class E(g)(ii) Research and development and Class E(g)(iii) Industrial. The change of use will help the long-term letting viability of the unit given the ongoing demand for industrial accommodation of this size in a prominent location.

The application site is allocated as Urban Fabric in the adopted Local Plan and forms an existing employment location. The change of use to Class E(g) is acceptable in principle where it will not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety. This weighs significantly in favour of the proposal.

Design and Visual Amenity

There are no major external alterations proposed to the premises and as such, the impact of the proposal on the visual character of the area is considered negligible. The proposed development is in line with Local Plan Policy D1 and is considered to be acceptable in terms of design and visual amenity. This weighs significantly in favour of the proposal.

Residential Amenity

The application site is located within a commercial area that includes various uses. It is therefore considered that the proposed use is compatible with the existing uses and given that a previous use of the building is in line with the proposed it is considered acceptable. The nearest residential properties are approximately 250 metres away therefore it is considered that the proposed change of use would not have a detrimental impact on the amenity of the surrounding residents. It is therefore considered that the development is in line with Local Plan Policy GD1 and Poll1. This weighs significantly in favour of the proposal.

Highways Safety

There will be no impact upon highway safety. No objections were raised to the application from a highways point of view. The proposed use of the building is in line with nature of these buildings with sufficient allocated parking for the unit. It is therefore considered that the proposals won't adversely impact upon the highway and are acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the 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 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.