

Planning Statement

Introduction

This Planning Statement has been prepared on behalf of Warrior Developments Limited to accompany a S.73 application for the variation of Condition 8 (Opening Hours) of planning permission 2019/0518 relating to the former Goldthorpe Primary School, High Street, Goldthorpe.

Site Context & Background

The current application relates to a cleared parcel of land extending to approximately 0.95ha at the junction of High Street / Doncaster Road in the heart of the village of Goldthorpe. The site was previously occupied by Goldthorpe Primary School, however, following the relocation of the school, it has been cleared in advance of redevelopment.

The site lies within Goldthorpe District Centre and there is an ASDA supermarket and residential properties on Market Street to the direct south of the site. The western boundary of the site is formed by High Street beyond which lies a terrace of retail and commercial properties. Goldthorpe Police Station lies on the opposite side of the High Street / Doncaster Road junction. Doncaster Road forms the northern boundary of the site and there is a row of retail and commercial properties flanking the northern side of the road opposite the application site.

Full planning permission was granted on 10th July 2020 for the erection of a 1,394 sq.m (gross) retail unit (Use Class A1) with access, car parking, hard and soft landscaping, trolley bays, electricity substation and associated works. Condition 8 of the planning permission restricts the hours of opening of the approved retail unit, as follows:

The use hereby permitted shall be carried on only between the hours of 08.00 to 20.00 Mondays to Saturdays and 10.00 to 16.00 on Sundays and Bank Holidays.

Reason : In the interests of the amenities of local residents and in accordance with Local Plan Policy Poll1, Pollution Control and Protection.

The current application is merely seeking to vary Condition 8 of the planning approval to allow trading until 22.00 (Mondays to Saturdays) and for any six hours between 10.00 and 17.00 on Sundays and Bank Holidays in line with the commercial requirements of the identified end operator. A Deed of Variation to the S.106 Agreement associated with the original approval will be submitted in due course.

Planning Assessment

Policy Poll1 of the adopted Barnsley Local Plan confirms that 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.

The current application proposals relate to an approved retail unit to be operated by Home Bargains on the site of a former primary school within Goldthorpe District Centre. Condition 8 of the planning permission restricts the hours of opening of the approved retail unit to 08.00-20.00 (Monday to Saturday) and 10.00-16.00 (Sundays and Bank Holidays) in the interests of the amenities of local residents. The current proposals are merely seeking to secure two additional hours of trading on Mondays to Saturdays up to 22.00 in line with the commercial requirements of Home Bargains. The end operator also requires trading for any six hours between 10.00 and 17.00 on Sundays and Bank Holidays and, as such, a slight variation to Sunday / Bank Holiday trading times is also proposed. It should be noted that this change will not lead to longer trading hours on Sunday or Bank Holidays but will merely provide greater flexibility to enable the end operator to trade for any six hours between 10.00 and 17.00 (i.e. 10.00 – 16.00 or 11.00 – 17.00). The proposed trading hours are in line with those of the neighbouring ASDA Supermarket and it is not considered that the proposed minor variation to the hours of opening would have a material impact on the amenities of the occupants of the nearest residential properties on Market Street, particularly as the number of customers visiting the store between 20.00 and 22.00 (i.e. the proposed extra trading hours) is likely to be relatively low.

On this basis, it is not considered that the proposed variation of Condition 8 would have an unacceptable impact on the amenities of neighbouring residents. The proposals will not therefore give rise to a conflict with Policy Poll1 of the adopted Local Plan and we would therefore respectfully request that Condition 8 is varied as follows:

The use hereby permitted shall be carried on only between the hours of 08.00 to **22.00** Mondays to Saturdays and 10.00 to **17.00** on Sundays and Bank Holidays.

Reason : In the interests of the amenities of local residents and in accordance with Local Plan Policy Poll1, Pollution Control and Protection.