
2024/0059

Mr K Elyas

Conversion to form additional self-contained retail unit

Barnsley Plumb Centre, Rotherham Road, Barnsley, S71 5RF

Site Location and Description

The application site is part of a two storey detached building, previously used as a public house but more recently used as two retail shops with flats over. The building is on a corner plot adjacent to the Cundy Cross junction of Rotherham Road, Pontefract Road and Grange Lane. To the rear of the site is a heavily planted area. The building is set back from the highway with car parking in front and to the sides and there are two access points off Rotherham Road and Pontefract Road.

The wider area is predominantly residential but in the immediate vicinity of Cundy Cross junction and the application site there are a range of commercial, retail and community uses.

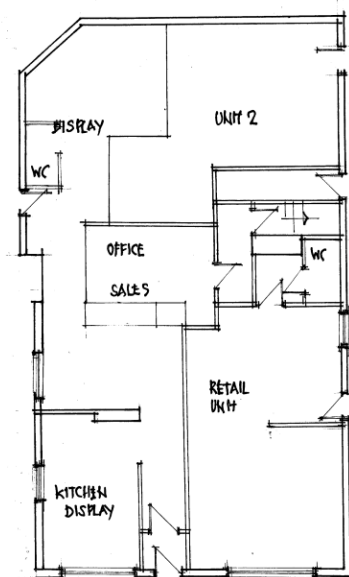
Site History

2011/1483 – Additional Retail unit within the existing ground floor area and conversion of first floor flat to 3no flats - Approved

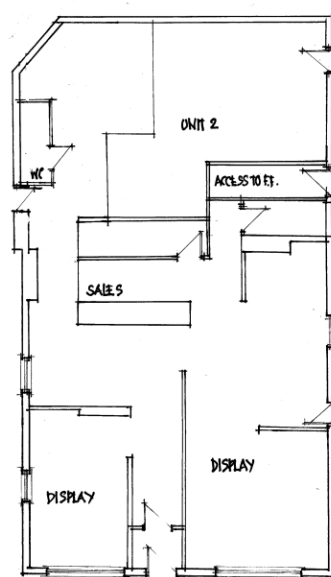
Proposed Development

The applicant seeks permission to change the use of part of the ground floor of one of the retail units to provide for a further retail unit. No external alterations are proposed, nor is there any indication that the residential use of the first floor or the parking arrangements will change. The proposed opening hours for the unit are 08:00 -18:00 Monday to Saturday and not at all on Sunday or Bank Holidays. The application indicates that there would be an increase of 2 full time and 2 part time employees.

Proposed ground floor layout



Existing ground floor layout



Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

Local Plan

The Local Plan was adopted by the Council in January 2019. Council has also adopted a series of Supplementary Planning Documents which are other material considerations.

The Local Plan review was approved at the full Council meeting held 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 it.

The site is in an area designated as Urban Fabric on the Local Plan Proposals Maps reflecting the existing built-up character. The following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

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 of cycles. Also sets criteria in relations to minimum levels of parking, provision of transport statements and of travel plan statements.

Policy T4 New development and Transport Safety – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

Policy TC1 Town Centres – indicates that new retail and town centre development will be directed to centres in order to maintain and enhance their vitality and viability and that a sequential approach will be used to assess proposals for new retail and town centre development outside the designated centres.

Policy Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or

where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Supplementary Planning Documents (SPD):

SPD Parking – gives guidance on parking standards and indicates that the Council encourages the provision of electric vehicle charging infrastructure.

Consultations

Highways DC –no objections, subject to a condition relating to storage of waste.

Pollution control – the development has the potential to have an adverse impact on health and the quality of life of those working in the location and a condition is recommended relating to hours of construction/demolition.

Ward Councillors – No response

Representations

The application has been advertised by means of letters to nearby properties, no representations have been received.

Assessment

Principle of development

The application site has a designation of urban fabric in the Local Plan where Policy GD1 sets a range of criteria against which planning applications must be judged.

As the proposal is for a main town centre use in an out of centre location consideration against the provisions of Local Plan policy TC1 is necessary.

Retail Policy

The application is for an existing retail unit to be divided into two retail units. The application site immediately abuts the local centre of Lundwood. Since the ground floor of the existing building is already in retail use, it is considered that the impact of creating an additional retail unit out of the existing retail floorspace would have limited impact on the vitality and viability of the local centre, it would not be proportionate to require a retail sequential assessment and the proposal is in conformity with Local Plan policy TC1.

Highways safety

Noting the advice of highways development control that the proposal is to create a new retail unit without increasing the overall floor space, and that it would increase staff numbers, the site would still continue to adhere to the recommended parking requirements. However, as bin provision would be likely to increase, a condition is recommended requiring the location of bin storage and collection pads to be agreed and implemented. Subject to this, the scheme is acceptable from a highways safety point of view and in compliance with Local Plan Policies T3 and T4.

Residential amenity

The proposed retail unit is small scale, likely to attract a limited number of additional visitors and overall is considered unlikely to cause significantly more noise and disturbance than the current use of the whole of the ground floor of the building as two retail units.

The proposed opening hours for the unit are 8am to 6pm Monday to Saturday only. Given the small scale of the units and the other commercial uses in the vicinity, it is considered that these opening hours are reasonable and a condition is recommended to restrict opening to these hours.

Reflecting the advice of pollution control, it is concluded that the proposal is acceptable from a residential amenity perspective, subject to a condition restricting hours of construction/demolition and is in compliance with Local Plan policies GD1 and Poll1.

Conclusion

The proposal allows the creation of space for a small retail unit to generate economic growth in the borough and it is concluded that the proposal complies with the development plan as a whole.

Recommendation

Grant subject to conditions