



PLANNING CONSULTATION RESPONSE

Application No	2026/0706
Proposal	Demolition of existing takeaway building and erection of a replacement two-storey building comprising three commercial units, with office accommodation at first floor, associated car parking, and bin and cycle storage
Address	10 Ballfield Lane, Kexbrough, Barnsley, S75 5EF
Date of Consultation Reply	5 October 2026
Consultee	Planning policy

Consultation Assessment and Justification

The application is for main town centre uses outside of a town centre. The nearest centre, Darton Local Centre, is over 1km away as the crow flies. There are commercial uses adjacent (to the south) and on the opposite side of Ballfield Road, otherwise the immediate area is residential. Kexbrough Primary School is close by and Darton College adjacent to the Primary School.

Planning history on the property includes B/99/009 – change of use of ground floor to hot food takeaway with first floor storage and office use.

The application proposed commercial units on the ground floor and offices on the first floor. The application from also indicates that a total of 245 square metres floorspace is proposed and that 5 car parking spaces and 6 cycle parking spaces are also proposed.

The planning statement indicates that the proposed uses would have opening hours 8am to 5.00pm

The retail sequential assessment references:

National Planning Policy Framework 2026 policies TC3 : Main town centre uses outside town centres; TC4 : Assessing the impact of development on town centres and E2 : Meeting the need for business land and premises

Planning practice guidance on the retail sequential test and the need for flexibility on format and scale

Case law on the need for reasonable flexibility in the consideration of the suitability of alternative sites.

Local Plan policies TC1 Town Centres and TC3 Thresholds for Impact Assessments (noting that the proposal falls far below the thresholds set out in TC3 and that a retail impact assessment is not therefore required).

The sequential assessment sets out that the catchment area of the proposed occupiers is north-west Barnsley, within which there are local centres at Darton and Mapplewell designated in the Local Plan. For completeness, the availability of premises in Barnsley Town Centre is also reviewed. Suitable flexibility in the size of site/building has been applied, with the search being for 180 to 300 square metres floorspace

The sequential assessment found no vacant and suitable sites, premises or allocations in Darton or Mapplewell. While vacant office premises were found in Barnsley, the applicant makes the case



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that they are not suitable and that they are over 5km from the catchment of the applicant's business.

I agree with that the proposal has satisfactorily demonstrated that there are no sequentially preferable sites or premises for the proposal and that a retail impact assessment is not required. Accordingly, the proposal is not in conflict with national and local retail policy.

NO OBJECTION*

**~~Defer for amends/further
information*~~**

~~OBJECT*~~