

2024/0088

Pure Gym Limited

Unit 6, Barnsley Retail Park, Wombwell Lane, Stairfoot, Barnsley, S70 3NS

Installation of plant and external alterations

Site Description

The site is a disused retail unit with carpark in Barnsley Retail Park off Wombwell Lane in Stairfoot. The unit used to be occupied by Jacks as part of the Tesco discount chain which closed in 2022, and the application form indicates that the site is still owned by Tesco Stores Limited and Pure Gym is a prospective tenant. The remaining Tesco car park borders the site to the South and East with industrial units to the West and residential properties, fronting Wombwell Lane, to the Northeast.

Relevant Planning History

B/05/0199/BA - Change of use of existing car park area to form park and ride facility (Withdrawn)

2006/1522 - Erection of extensions and installation of mezzanine floor to store, alterations to car park, access, servicing and landscaping and change of use to form park and ride facility (Approved with Conditions)

2014/0234 - Erection of home shopping extension to existing building with additional secure parking area and relocation of existing click and collect canopy (Approved with Conditions)

2017/1540 - Erection of new retail unit (Use Class A1) and associated car parking and servicing arrangements and other works including realignment of the existing car parking layout (Approved with Conditions)

2018/1118 - Signage scheme for retail unit approved under planning application 2017/1540 including illuminated fascia sign and non illuminated wall mounted graphics (Approved with Conditions)

2019/1296 - Erection of 3 no. flag pole advertisements and 1 no. 42" LCD media screen for EV charging area located within existing car park (Approve with Conditions)

2023/0660 - Proposed new click and collect parking and canopy above, supported on steel posts and 5x new bollards, Existing Dotcom Parking Zone re-configured with 2x additional parking bays and access gate, Fence, Armco barriers with charging stations re-aligned as and 1x new pedestrian access gate (Approve with Conditions)

2023/1149 - Removal of condition 3 (hours of operation) of planning application 2017/1540 : (Erection of new retail unit (Use Class A1) and associated car parking and servicing arrangements and other works including realignment of the existing car parking layout) (currently under consideration)

Proposed Development

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 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 TC4: Retail Parks – Indicates that retail warehouses will be allowed in retail parks and that other uses will be allowed where the role, character and function of the retail park will not be adversely affected.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places – The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes. Within section 12, paragraph 139 states *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

Pollution Control were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted within the vicinity of the site, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site is retail in use but adjacent housing. The works are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The air conditioning condensers are located in the existing service area within the site and set to the rear of the unit on the opposite side to the residential properties. The proposal is considered to have a minimal impact on the appearance or character of the area. The remainder of the works to the building are considered to give the building a refurbishment and will not be detrimental to the visual amenity of the surrounding area. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The majority of the proposed alterations to the building are largely cosmetic and will not have a detrimental impact on the amenity enjoyed by neighbouring properties but part of the scheme includes the installation of air conditioning condensers which can increase noise generation and general disturbance to neighbouring properties. Colleagues in Pollution Control have been consulted and raised no objections based on the data provided and no conditions are proposed as it is unlikely to be audible at neighbouring properties. The proposal is considered to be in compliance with Local Plan Policies GD1: General Development and Poll1: Pollution Control and Protection and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions