

Planning and Transportation Service
Barnsley MBC
PO Box 604
Barnsley
S70 9FE

3rd Floor
15 St Paul's Street
Leeds LS1 2JG

0113 397 1397
leeds@nlpplanning.com

nlpplanning.com

Date 27 August 2015
Our ref 50494/JW/EB/9616360v1

Dear Sir/Madam

Planning application and advertisement consent for extension of existing foodstore, replacement entrance lobby and associated signage at Lidl, Peel Street, Barnsley S70 2RE

On behalf of our client, Lidl UK GmbH, Nathaniel Lichfield & Partners (NLP) is pleased to submit planning and advertisement consent applications to facilitate minor works to the existing Lidl store at Peel Street, Barnsley.

The application proposals comprise an extension to the western and northern elevations of the existing store as well as a new entrance lobby with associated signage. In turn, this extension will allow a new pallet freezer and bakery preparation area (referred to by Lidl as a "Backnische") to be provided within the eastern extent of the store, replacing part of the existing sales area. There is no proposed increase in the net sales area of the store.

Site Description

The application site is bound between Peel Street (to the north) and West Way / Pitt Street (to the south) and is located within the defined central shopping area of Barnsley town centre. The site comprises of an existing Lidl store, an adjoining non-food retail unit (Quality Save). An area of car parking which serves both retail units is located to the west. Servicing of the Lidl foodstore is provided via West Way (service entrance) and Peel Street (service exit).

The site lies within the central shopping area of Barnsley town centres as defined by the saved policies within the adopted Unitary Development Plan (2000) and the retail hierarchy contained within the adopted Core Strategy (2011). The site exists in a location which is highly accessible by non-car modes, including regular bus services.

Proposed Development

As set out above, the application proposes a small scale extension to the store's western and northern elevations. The extension will allow a new pallet freezer and bakery preparation area to



be provided within the eastern part of the existing sales area of the store. The proposed 'Backnische' will be used for the heating of bread from frozen and comprises: a freezer for the storage of bread that is prepared off-site and delivered to the store frozen; a table for the unpacking of bread and; an oven for the heating of the frozen bread before it is placed on the shelves. Whilst hot bread is already sold from the Lidl store, the existing heating and preparation facilities are located within separate parts of the warehouse. By contrast, the proposed Backnische operation will allow products to be baked and sold within the same part of the store, thus increasing the store's efficiency and productivity. This is something which defines Lidl as a company and is the reason why the Backnische model is being rolled out as a standard requirement across all Lidl stores.

Following the addition of the proposed extension, the store's gross internal area would increase by 234 sqm to 1849 sqm, though there would be no increase in sales area. The extension will be constructed from materials to match existing, including masonry blockwork, alucobond cladding and full height glazing. The existing entrance lobby to the store will be replaced and enlarged slightly and a new trolley bay, to be located adjacent to two of the existing parent & child spaces, is also proposed as part of this application.

Advertisement consent is sought for replacement signage on the northern and western elevations. The signs will be 2500mm by 2500mm and will comprise the Lidl logo, will be internally illuminated and feature Lidl's standard corporate colours.

The current servicing arrangements would remain as existing, alongside current car parking provision on site. This comprises 130 spaces, including 4 parent & child spaces and 4 disabled spaces.

Further details are set out in the application forms and plans which accompany the application.

Planning Assessment

As set out above, the application site comprises an existing Lidl foodstore which is located within the central shopping area of Barnsley Town Centre as defined by the saved policies within the adopted Unitary Development Plan (2000) and the retail hierarchy contained within the adopted Core Strategy (2011). The EA flood risk map shows the site to be located in flood zone 1 where it is not considered to be at risk from flooding. The site is not located within a Conservation Area, however, Temperance Hall, to the east of the site, is shown to be Grade II listed.

The main planning issues raised by the proposed development therefore comprise the acceptability of the proposal in principle, design and amenity impacts; and access. These matters are considered in further detail below.

Principle of Development

The application proposes no uplift to the net sales area of the existing foodstore and, in any case, the proposed development is considered to be 'in-centre' in retail policy terms. As such, there is no need to consider potentially sequentially preferable sites or retail impact in respect of the retail (A1) floorspace.

Design and Amenity Impacts

Policy CSP 29 of the adopted Core Strategy requires all new development to make a positive contribution to the environment and quality of life through high quality design. The scale and



location of the proposed extension complements the existing building without impacting on surrounding buildings. The extension is small in scale and will not significantly alter the overall layout of the existing store. Its height will not appear above the level of the existing building and the replacement signage is proposed broadly in the same location as the existing store signs. The use of complementary and high quality materials will ensure integration of the extension within the existing streetscape.

Given the store's distance from sensitive receptors (ie. residential properties), the proposed operation of the baker would not cause unacceptable impacts upon local amenity (ie. any associated odour or noise) by virtue of its location at the eastern end of the store.

Transport & Access

There is no proposed increase in the net sales area, and the overall uplift in gross internal floorspace proposed by the application is below the threshold above which a Transport Statement would be required to be undertaken. As stated above, the existing site access, servicing and car parking will remain as existing with 130 spaces provided across the site.

Given that the site exists in a location which is highly accessible by non-car modes, including regular bus services, and the fact the proposal seeks to provide additional "back of house" space, rather than an increase in sales area, it is not expected that the proposed development will give rise to any highways impact issues. This is in accordance with Policy CSP 25 of the adopted Core Strategy.

Summary

The purpose of the development proposed by this application is to improve the overall function and operation of the existing Lidl store and there is no proposed uplift to the net sales area of the store.

The proposed design is such that it will be in-keeping with the existing store as well as that of surrounding buildings. Furthermore, the proposed use of the bakery is not expected to cause unacceptable impacts upon local amenity by virtue of its location.

Current servicing and car parking arrangements would remain unchanged from the proposed development.

There are not considered to be any other issues which would render any of the proposed works unacceptable in planning terms. The subsequent granting of planning permission will allow Lidl to upgrade its existing store in line with its national investment programme for the benefit of both shoppers and staff.

Application Submission

The application was submitted via the planning portal on 27th August 2015 (ref. PP-04452247) and comprises the following:

- Completed planning application form and ownership certificate;
- Site Location Plan (ref. 312 rev. -);
- Existing Site Plan (ref. 307 rev -);
- Proposed Site Plan (ref. 306 rev F);



- Existing Floor Plan (ref. 313 rev -);
- Proposed Floor Plan (ref. 309 rev D);
- Existing Elevations (ref. 315 rev -);
- Proposed Elevations (ref. 308 rev E);
- Proposed Surfacing Treatment Layout (ref. 310 rev C);
- Proposed Boundary Treatment Plan (ref. 311 rev C); and
- Wall Mounted Signage (ref. 315 rev -).

Cheques for the requisite fees of £1540 (extension) and £110 (signage) made payable to 'Barnsley Council' fee have been sent under separate cover. Please note that the £1540 fee is made up of two cheques of £770.

We trust that you have sufficient information to validate and progress the application. We will contact you shortly to discuss the application's progress. In the meantime, however, should you have any queries, or wish to discuss anything further, please do not hesitate to contact me on the details listed above.

Yours faithfully

James Cox
Senior Planner