

Barnsley Metropolitan Borough Council
Development Service
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23 April 2017

Your ref:

Our ref:

Dear Sir / Madam

**Planning application by Resilienti Ltd for the change of use of three retail kiosks for use as retail and/or café and/or hot food takeaway (Use Classes A1/A3/A5)
At High Street, Hoyland**

On behalf of my client Resilienti Ltd I hereby enclose an application to change the use of three kiosks located on High Street, Hoyland Town Centre ("the Site") from retail (Use Class A1) to retail and/or café and/or hot food takeaway (Use Class A1/A3/A5) ("the Proposed Development").

The three kiosks have recently been constructed as part of the Hoyland Town Centre regeneration development (planning permission 2015/0711) and had been intended for retail use, however, a change of use to widen the permitted uses to include café and/or hot food takeaway is now sought by my client to allow flexibility for future occupiers.

The application is being submitted online via the Planning Portal and in addition to this covering letter consist of:

- Application forms
- The following plans and drawings:
 - Location Plan
 - The approved Site Layout Plan and Elevations from 2015/0711 are also included for information purposes and to help identify the kiosks

In addition a cheque for the application fee, which we calculate to be £385, will follow under separate cover.

Planning Appraisal

The Site is located within the designated boundary of Hoyland Town Centre. The National Planning Policy Framework identifies café and hot food takeaway uses as main town centre uses, therefore, the Proposed Development should be seen as acceptable in principle.

There are no policies within the Local Plan which relate to café use, but Policy S7 of the Barnsley Unitary Development Plan does relate to hot food takeaway use. It states:

“Shops used primarily for the sale of hot food for consumption off the premises will only be permitted on sites within the principal shopping centres, the local centres and in parades of shops. Such uses will only be permitted in locations which will cause no undue detriment to the conditions of highway safety and convenience which exist or the prevailing level of residential amenity in the area within which they are proposed. Where necessary planning conditions will be used to protect amenity by controlling matters such as the hours of opening and the means employed for the extraction of fumes and the control of smells.”

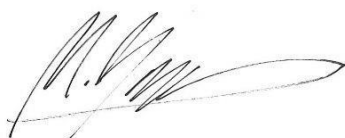
As the Proposed Development is located within the designated Hoyland Town Centre boundary then it should be considered acceptable in principle. In relation to highway safety, the highway immediately adjacent to the Site has double yellow parking restrictions, with ample car parking available in public car parks in the local area. There will therefore be no adverse impact on highway safety as a result of the Proposed Development. There are also no residential properties in the immediate vicinity of the Site.

It is therefore considered that the Proposed Development is in accordance with the Development Plan.

Next Steps

I trust this is satisfactory and look forward to receiving confirmation in due course that this application has been registered as valid. If however you do require any additional information or clarification then please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M. Briggs', with a long horizontal flourish extending to the right.

Michael Briggs MRTPI
MDB Planning