

Application reference number	2025 0245
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Application Type	Full planning permission
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Proposal Description:	Change of use of ground floor of existing newsagents (E) into a micro pub (Sui Generis)
Location:	34 High Street, Grimethorpe, Barnsley, S72 7LP

Applicant	Taylor
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Number of Third Party Reps	14	Parish:	Brierley
		Ward:	North East Ward

SUMMARY

The application seeks full planning permission for the change of use of a former newsagents to use as a micro pub. The proposal is considered to be acceptable in policy terms being located within a designated Local Centre within the Local Plan and is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2024).

The report demonstrates that any harm generated by the proposal is outweighed by other material planning considerations. The development would not cause an unacceptable level of harm to neighbouring properties, the highway network, trees or the wider character of the area subject to suitably worded conditions.

Recommendation: **GRANT Planning Permission**

Introduction

- The application seeks planning permission to change the use of a newsagents to a micro pub within Grimethorpe Local Centre.
- The application has been amended by the submission of details relating to waste storage and cycle parking details.

Site Description

The application site forms a mid-terrace property within Grimethorpe Local Centre. Either side of the application site is a post office and a dwelling. The terrace has rear servicing accessed via New Street and Joseph Street.

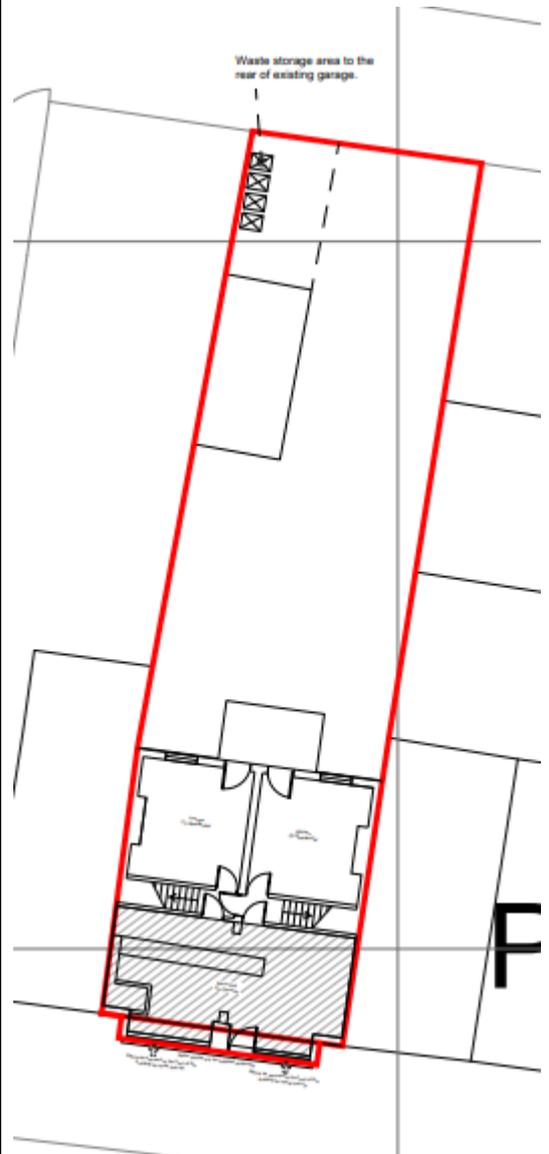
Proposal

The proposal is to change the use of a former newsagents to a micro pub. The submitted layout indicates that the proposed change of use only relates to the 34.65 sq. m of the former newsagents and not the remainder of the ground floor of the terrace

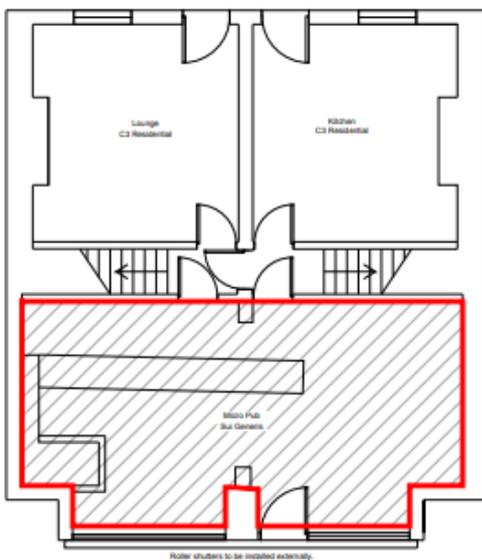
Proposed location plan



Waste and cycle parking plan – waste storage bins to rear of garage; cycle rails to be secured to front of building for cycle lock-up



General arrangement plan as proposed



Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
B/80/0983/HR	Proposed new shop front	historic

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

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

Local Plan

The site is identified as being within Grimethorpe Local Centre within the Local Plan and as such the following policies are considered to be relevant to this application:

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, including the development would not cause significant adverse effects on the living conditions and residential amenity of existing residents

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 and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

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.

Policy I2- Education and Community Facilities – indicates that we will support the provision of such facilities, which should be located centrally to the communities they serve, and that such uses will be protected from development unless it can be demonstrated that the sites/premises are no longer required by the existing or an alternative community facility.

Adopted Supplementary Planning Documents relevant to this application:

Parking

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. NPPF policy of relevance to this application includes:

Paragraph 85 Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 116 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 198 – Planning decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

Relevant Consultations:

Highways DC – No objections subject to conditions relating to provision of cycle parking and bin storage/collection points.

- In response to reconsultation on amended details the waste storage and collection and a low level steel rail attached to the building for cycle parking is acceptable.

CAMRA – strongly support this application. Grimethorpe currently only has one pub and an extra outlet would significantly increase customer choice in the locality. Micropubs elsewhere in the Borough have shown themselves to be a popular and sustainable model, providing community resources in a civilised environment.

Pollution control – advise that the development has the potential to have an adverse impact on the health and quality of life of those living and/or working in the locality and recommend approval with conditions.

Ward Councillors

- Councillor Ashley Peace – I fully support the application.
- Councillor Ruth Booker – This is an exciting development for our community and I believe it has the potential to bring a lot of positive changes to the area.

Representations

Neighbour notification letters were sent to eight surrounding properties and a site notice was placed nearby.

14 representations were received.

Four representations were received from two local businesses/residents objecting to the proposal and raised the following material planning issues:

- Concerns at the impact on the security and safety of a neighbouring home and business (and its ATM) and the wider community
- Concern at increase in anti-social behaviour and possible criminal incidents particularly in the evenings from individuals under the influence of alcohol.
- Concern at the likely noise, disturbance and unacceptable levels of intrusion on neighbours day to day lives especially during evenings and weekends, including because neighbours living rooms are directly adjacent to the proposed pub's frontage, with a shared wall and from patrons drinking both inside and outside the pub.
- Impact on residents gardens which would be directly overlooked by the pub's outdoor area, resulting in loss of privacy, safety and well-being, as well as noise and increased foot and cycle traffic which could block the rear access to neighbours property and impact families enjoyment of their gardens.
- Likelihood that existing littering on the back alley would be made worse as a result of the proposal.
- Impact on community services – vulnerable and elderly residents may feel uncomfortable or unsafe visiting the Post Office adjacent the proposed pub
- Article 8 of the Human Rights Act 1998 protects an individuals right to respect for their private and family life, home and correspondence.
- Valid planning objections may include the impact on privacy, the effect on the proposal on the enjoyment of ones home or garden, the visual impact on the surrounding area and the potential implications for highway safety.
- Impact on the character and safety of the surrounding area from increases in litter and from increased loitering and illegal activities, disturbance and safety hazards.
- The plan notes that the proposed lounge and kitchen areas of the micro pub are to be located at the rear of the property with windows directly overlooking neighbours garden(s) leading to loss of privacy and enjoyment of garden.
- Concerns about the capacity of High Street to take extra parking arising from the proposed use resulting in further congestion and problems of highway safety.
- Cumulative impact alongside existing licenced premises in the area resulting in increased noise, disturbance and public nuisance.
- Change of use would alter the character of the premises and reduce the retail function of High Street, contrary to local planning objectives.

Ten representations supported the proposal and raised the following material planning issues:

- Fantastic idea just what we need, the shop has been boarded up for ages, a vibrant pub bringing people together will be much better at the entrance to the village
- This is something our village needs and will bring more business to the local centre.
- The success of micro pubs in surrounding areas (Cudworth, Steincross etc) is clear to see. This will be an asset to the village.

The following matters were also raised, however these are not material planning considerations and as such are afforded no weight:

- The applicants family are well respected.

Assessment

The main issues for consideration are as follows:

- The acceptability of the proposed use
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on visual amenity
- Other matters

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The application site is within Grimethorpe Local Centre. Local Plan policy TC1 indicates that new retail development will be directed to centres in order to maintain and enhance their vitality and viability. The proposed micro pub is a main town centre use that national and local planning policy indicate is appropriate in a local centre. Local Plan policy I2 indicates that community facilities (which include public houses) should be located centrally to the communities they serve. The change of use is acceptable in principle subject to consideration of issues of impact on residential amenity, visual amenity and highway safety, which are considered below.

The proposal will re-use an existing vacant shop of 34.65 sqm. While modest, it will make a positive contribution to the vitality and viability of the centre and result in the employment of one person. Significant weight is given in favour of the proposed use.

Residential Amenity

The application site is in local centre where uses such as pubs will be encouraged to locate. The application is limited in scale as it only proposes to use the area previously used as a newsagents and not the rear or upstairs areas of the building that are and will remain in residential use.

Pollution control recommend approval subject to conditions to secure a noise management plan before the use commences; limiting the opening hours; prohibiting amplified music; restricting alcohol consumption to within the premises; and requiring party walls and ceilings to be insulated to building regs standards. It is also considered that a condition to clarify that the use applies only to the area specified on the submitted application drawings (and to no other part of the house or the rear garden area other than for the storage of bins) would provide certainty that the use will remain, as proposed, relatively modest. It is considered that these conditions will adequately address the objections received in relation to overlooking, loss of privacy and noise/disturbance including concerns about patrons drinking outside the premises.

Objections from a local business owner and residents refer to the impact on their security and safety and that of their customers, an increase in anti-social behaviour and possible criminal incidents from individuals under the influence of alcohol, noise. There is no evidence that this would happen, although it is an understandable concern. The proposal is a small bar with a limited capacity and it is also true that public houses can be located in urban and residential areas and managed so that they do not cause any undue harm. While the concerns of the objector are noted, there is nothing about the nature of this proposal to suggest that it would result in antisocial behaviour and the small scale of the proposal suggests that undue harm would be unlikely.

The objector also raises a specific objection citing article 8 of the Human Rights Act and its protection of individuals right to respect for their private and family life, home and correspondence. Rights under Article 8 are qualified, which means that they may be interfered with in certain circumstances. Interference must, however, be proportionate and can only take place where it is necessary in the interests of the wider community. In this instance, the public benefits of the proposal are in the interests of the wider community. Having considered the effect of the development on the objector there would be no disproportionate interference with their rights, and their rights would not be violated.

It is concluded that subject to the recommended conditions, the proposed use would not unreasonably affect local residents or businesses, and the proposal is in conformity with Local Plan policies GD1 and Poll 1 which seek to protect the residential amenity of existing residents and ensure that development will not cause unacceptable noise or other pollution to people. Moderate weight is given to this material consideration.

Highway Safety

An objection has been received from a local resident about the cumulative impact of the proposed micro pub alongside existing licences premises in the area; and that the proposal would add to parking and traffic issues on High Street which suffers from congestion and limited parking availability. Advice from the Highway Engineer, noting that the site is within the recognised centre of Grimethorpe, is that although the premises may generate an increase in demand for on-street parking, it is apparent that the peak demand times will differ from adjacent premises. The overall impact of the scheme is therefore likely to be minimal from the perspective of highway safety, not least because the commercial use of the site is already established. The objection does not provide any detail about the existing licensed premises, and it is noted in the comments received from Camra, that there is only one other pub in Grimethorpe.

Reflecting the advice of the Highways Engineer, it is concluded that this modest proposal in a designated Local Centre would not adversely affect highway safety and is in compliance with Local Plan policy T3. Moderate weight is given to this material consideration.

Visual amenity

The proposed drawings indicate the intention for roller shutters to be installed externally and for a rail to be secured to the front of the building either side of the entrance doors for cycle parking. Subject to a condition to secure details of the proposed roller shutter doors it is concluded that the impact of the proposal on the visual amenity of the building will be acceptable and in compliance with Local Plan policy D1. Modest weight is given to this material consideration.

Other

Other matters raised by objectors have been addressed in the assessment above and do not change the overall conclusion that the principle of the proposed use is acceptable and that

appropriate conditions can be recommended to control the manner in which the business is operated in an acceptable way.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2023) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on a site suitable for the proposed change of use and this weighs considerably in favour of the application. Significant weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.

In addition the amendments that have been submitted have addressed the cycle parking and waste storage issues to ensure that the proposal would be sustainable and to safeguard the amenity of neighbouring properties and this weighs in favour of the application

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions and holistically this weighs in favour of the application.

Having balanced all material planning considerations, whilst a number of objections have been received in respect to the proposal they have been suitably addressed through the information supplied and further amendments to the scheme. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations.

The proposal is therefore, on balance, recommended for approval

RECOMMENDATION

GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT

CONDITIONS/REASONS

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON:
In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
02. The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission:
Location Plan
Taylors News plan
Waste and cycle plan 14 July 2025
Taylors News Site Amended Site Plan August 2025
REASON:
To ensure that the development is carried out in accordance with the application as approved.
03. Before use of the development commences, a noise management plan shall be submitted in writing and approved in writing by the Local Planning Authority detailing measures to ensure that any noise associated with the development, including but not limited to timings of commercial deliveries waste disposal and collection, does not cause adverse impacts on health or the quality of life, especially to those living and

working in the vicinity. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

04. Prior to their installation full details of the proposed external roller shutters shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

05. The use hereby permitted shall be carried on only between the hours of 12:00 and 22:00 Monday to Sunday.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

06. Amplified music is prohibited inside or outside of the premises at any time.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

07. Alcohol purchased at the premises shall only be consumed within the permanent structure on the premises.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

08. Before the use commences evidence that all party walls and ceilings have been insulated to the standards set out in building regulations and Approved Document E shall be submitted to the local planning authority.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

09. The use hereby permitted only relates to the area specified on the approved general arrangement plan and there shall be no use by customers of the remainder of the ground floor, first floor or the rear garden area.

Reason: To ensure that the use takes the form envisaged by the Local Planning Authority when granting planning permission and in the interests of the quality of life of people living/and or working nearby, in accordance with Local Plan Policies D1 and POLL1.

10. Other than the bin storage shown on the approved general arrangement plan there shall be no use of the outside areas for storage or any other use in connection with the micropub including drinking.

Reason: To ensure that the use takes the form envisaged by the Local Planning Authority when granting planning permission and in the interests of the satisfactory appearance of the external area and the quality of life of people living/and or working nearby, in accordance with Local Plan Policies D1 and POLL1.

INFORMATIVES

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01. The developer is advised that the noise management plan condition is intended to secure control over issues including but not limited to the hours of waste disposal and collection; management practice in the event of excessive noise, bad language or behaviour; and notices to advise bar users to be mindful of surrounding residents.
02. The developer is advised that advertisement consent may be required for signage on the building.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

The above objections, consideration and resulting recommendation have had due regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Cycle parking and waste management