



PLANNING CONSULTATION RESPONSE

Application No	2026/0596
Proposal	(RETROSPECTIVE) Change of use from Class E to Hot Food Takeaway (Use Class Sui Generis) including installation of extraction equipment.
Address	1 Peel Street, Barnsley, S70 2RA
Date of Consultation Reply	9 September 2026
Consultee	Planning policy

Consultation Assessment and Justification

The application site is in Barnsley Town Centre, a Primary Shopping Area, Westgate/Churchfields town centre district and a Primary Shopping Frontage, all as designated in the Barnsley Local Plan.

Local Plan policy TC2 requires ground floor uses on Primary Shopping Frontages to remain predominantly retail (Class A1) in a nature, but allows that certain other uses may be acceptable, provided that the vitality and viability of the primary shopping area would not be negatively affected. The application site sits within a wider frontage that is predominantly retail, and would remain so if this proposal were granted.

Local Plan policy BTC18 allows for residential, office, shops, leisure and entertainment – but not hot food takeaways. However, since the site is in Primary Shopping Area and a Primary Shopping Frontage, I would give limited weight to the conflict with this policy.

The Hot Food Takeaway SPD sets out some of the issues that are likely to apply to the determination of such an application. This includes issues such as concentration, where it is indicated that planning permission will not be granted for hot food takeaway uses where it would result in a clustering of hot food takeaway uses to the detriment of the character, function or vitality of a centre/parade of shops. I am of the opinion that the proposal would not result in a clustering of hot food takeaways uses to the detriment of the character, function or vitality of the centre.

The Hot Food Takeaway PAN sets out some of the issues that arise from consideration of health policy in the National Planning Policy Framework (NPPF) 2024. The NPPF 2024 policy on hot food takeaways is repeated in the recently published NPPF 2025. The issues in the PAN include:

- over proliferation, making the point that consideration will be given to the number of hot food takeaways already present in each ward – but we do not publish figures in the PAN for the number of hot food takeaways in each ward; and
- location where there are high levels of obesity, making the point that proposals for hot food takeaways within an electoral ward where the proportion of children 10 to 11 years classified as overweight is more than 40% are more likely to be in conflict with NPPF policy – the figure for central ward at 34.4% is below this threshold.

Finally, I note that the NPPF 2026 policy HC5: Hot food takeaways – states that proposals should be refused:

- within walking distance of a school/other places where children/young people congregate, unless the location is in a designated town centre – the location is in a designated town centre.
- In locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour – but we don't have figures for hot food takeaways to demonstrate that there is a concentration of uses; and the local health threshold we set out in the HFTA PAN is not exceeded in central ward.



BARNSLEY

Metropolitan Borough Council

I conclude that there is not a substantive reason to object on national or local planning policy grounds.

NO OBJECTION*

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

~~**OBJECT***~~