

Application Reference Number:	2026/0256
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Application Type:	<i>Advertisement Consent.</i>
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Proposal Description:	<i>Retrospective application for the installation of an ATM and associated signage. Installation of 1 illuminated top sign and 1 illuminated bottom sign (Advertisement Consent).</i>
Location:	<i>Budgens, Barnsley Road, Dodworth, Barnsley, S75 3JR.</i>

Applicant:	<i>NCR.</i>
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Third-party representations:	<i>None.</i>	Parish:	
		Ward:	<i>Dodworth.</i>

Summary:
<p>The applicant is seeking planning permission and advertisement consent for the installation of an ATM and associated signage retrospectively.</p> <p>The proposed development would have no adverse impact on visual amenity, residential amenity, and highway safety, and is considered acceptable in policy terms.</p> <p>The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).</p> <p>Recommendation: APPROVE subject to conditions.</p>

Site Description

This application relates to an existing ATM and associated signage at the application building – that is currently occupied by one stop – a convenience store. The application building forms part of a row of commercial premises located off a roundabout at the junction of Barnsley Road and North Road. The surrounding area is principally residential with a handful of interspersed small-scale commercial premises with various illuminated and non-illuminated signage.

The ATM and associated signage have been installed to the front of the building's entrance on the side elevation of an existing single storey side and front hipped roof projection.



Planning History

The most recent and relevant applications associated with the development site are:

2009/1461	Change of use of garage to retail store (Class A1) and creation of second access.	Approved.
2009/1624	Illuminated signage to front of store.	Approved.
2017/1410	Erection of single storey front extension.	Approved.
2023/1061	Various illuminated and non-illuminated signage.	Approved.
2026/0255	Retrospective application for the installation of an ATM and associated signage (Full Consent).	Under consideration.

Proposed Development

The applicant is seeking planning permission and advertisement consent for the installation of an ATM and associated signage retrospectively.

The signage is internally illuminated with a maximum illuminance level of 100cd/m².

This application should be read in conjunction with application 2026/0255 for planning consent.

EXISTING (PART) PLAN

EXISTING ELEVATION

EXISTING SECTION VIEW A-A

Scale in Metres Scale 1:100

PROPOSED (PART) PLAN

PROPOSED ELEVATION

Scale in Metres Scale 1:50

DO NOT SCALE EXCEPT FOR PLANNING AND BUILDING REGULATION PURPOSES

GENERAL NOTES

LIGHTING - ALL LIGHTING TO BE POSITIONED TO AVOID DIRECT GLARE ON THE EYES OF THE USER AND UNWANTED REFLECTIONS FROM THE SCREEN OR OPERATING FEATURES. GLARE FROM LIGHTING TO BE AVOIDED.

SIGNAGE - ALL SIGNAGE TO CONFORM TO BS 6800:2011 SECTIONS 9.2.2 LOCATION & DESIGN OF SIGNS & INFORMATION AND 9.2.3 VISUAL SIGNS.

ALL NEW GLAZING CONFORMED TO BS 6891.

ALL ELECTRICAL WORK CONFORMED TO BS 7671.

IT IS ASSUMED THAT ALL PRELIMINARY WORKS CARRIED OUT / CONTRACTED BY THE SITE OWNER (WHICH THEY BE REQUIRED BY THE PROJECT) ARE COMPLETED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS 2010 AND AMENDMENTS THEREAFTER.

SITE NOTES

FLOOR CONSTRUCTION

VINYL ON CONCRETE

REMOVE: EXISTING WINDOW FRAME, GLASS, COLLAPSIBLE GATE, LINTEL

MODIFY: WINDOW APERTURE WIDTH AND HEIGHT (TO ALLOW ATM TO PASS THROUGH INTO THE ROOM), FIT NEW STEEL LINTEL AND CAVITY CLOSERS AS REQUIRED

INSTALL NEW 4 SIDED TIMBER FRAME, DPC MEMBRANE AT THRESHOLD, WHITE G-BOND PANEL, SECURITY STUOWORK, ELECTRICS, PLINTH, ATM AND ILLUMINATED SIGNAGE

BOI-IN AROUND PLINTH

NOTES

NO ASBESTOS REG. - CSS TO ARRANGE SURVEY PRIOR TO DESTRUCTIVE, ELECTRICAL SURVEYS AND ATM INSTALLATION WORKS COMMENCING

TO BE REMOVED/RELOCATED BY OTHERS

TO BE REMOVED/RELOCATED BY CSS

WORK TO BE CARRIED OUT BY OTHERS

PROVIDE ACCESS TO THE ATM AND MAKE DO ON DAYS OF ASBESTOS, DESTRUCTIVE, ELECTRICAL SURVEYS AND ATM INSTALLATION WORKS

REMOVE: EXTERNAL OPS TIMES SIGNAGE, INTERNAL SAFE WORKTOP, ELECTRIC TRUNKING AND ALL ASSOCIATED TECHNICAL EQUIPMENT AWAY FROM THE ATM LOCATION PRIOR TO WORKS COMMENCING

SECTION VIEW A-A

ONE STOP - DODWORTH 178 BARNSELY ROAD DODWORTH, BARNSELY S75 3JR		PROPOSED AUTOMATED TELLER MACHINE (ATM) INSTALLATION FOR CASHZONE		drawing approval	
DATE:	RD:	SCALE:	CD:	DESCRIPTION:	DATE:
03/06/25	04/12/23	VARIOUS @A3	01	ATM TYPE CHANGED FROM BUREAU TO FREE STANDING, & ATM SIGNAGE ADDED	04/01/25
				NAME:- POSITION:- APPROVED:- DATE:- SIGNED:-	

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy D1: High quality design and place making.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 15: Conserving and enhancing the natural environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Advertisements (Adopted May 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Representations

Whilst there is no statutory requirement for local planning authorities (LPA) to publicise applications for advertisement consent, an LPA should consider whether any application would affect the amenity of neighbours. Where it would affect them, it is good practice for the views of neighbours to be sought before determining an application. Both applications have been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was posted nearby that expired 1st May 2026.

No representations were received.

Consultations

Local Ward Councillors	<i>Comment(s).</i>
Highways Development Control	<i>No objection(s).</i>
Pollution Control	<i>No objection(s).</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

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

Principle of Development

Paragraph 141 of the NPPF: the quality and character of places can suffer when advertisements are poorly sited or designed. A separate consent process within the planning system controls the display of advertisements. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Advertisements are acceptable in principle if proposals would be appropriate in scale and respectful of local character and would demonstrate that it would not be likely to result, directly or indirectly, in an increase in light or other pollution which would otherwise unacceptably affect or cause nuisance to the natural and built environment or to people.

Considering the above, the proposal is considered acceptable in principle subject to an assessment of the matters discussed below.

Impact on Visual Amenity

This application relates to an existing ATM and associated signage at the application building – that is currently occupied by one stop – a convenience store. The application building forms part of a row of commercial premises located off a roundabout at the junction of Barnsley Road and North Road. The surrounding area is principally residential with a handful of interspersed small-scale commercial premises with various illuminated and non-illuminated signage.

The ATM and associated signage have been installed to the front of the building's entrance on the side elevation of an existing single storey side and front hipped roof projection.

The ATM and associated signage do not appear as overtly prominent or dominant developments in the street scene and do not significantly alter or detract from its character. The ATM and associated signage are seen in the context of existing commercial premises with their various illuminated and non-illuminated signage and complements the day-to-day function of the existing convenience store. The ATM and associated signage are small-scale and adopt a restrained maximum illuminance level and do not contribute to an aggressive commercial appearance. As such, the retrospective proposal is considered acceptable regarding its impact on visual amenity.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Residential Amenity, Health and Safety and Pollution Control

The ATM and associated signage have been installed to the front of the building's entrance on the side elevation of an existing single storey side and front hipped roof projection. The development is seen within the context of existing commercial premises with various illuminated and non-illuminated signage, and while there are adjacent residential properties, the application building is set back from the building line. As such, it is not considered that the development contributes to significant adverse impacts on the amenity of neighbouring residents. Environmental Health colleagues were consulted, and no objections were received because it was considered the development is at low risk of having an adverse impact on the health and quality of life of those in the locality, and therefore, this proposal is considered acceptable regarding its impact on residential amenity, health and safety, and pollution control.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

Paragraph 116 of the NPPF states development should only be prevented and refused on highways grounds if there would be an unacceptable impact on highway safety or the cumulative impacts on the road network, following mitigation, would be severe, considering all reasonable future scenarios.

Highways Development Control were consulted; and no objections were received as it appears that the ATM and associated signage have been installed for some time and are located well away from the public highway. While the ATM facilities may attract occasional unique vehicle trips, these would not be to the point where additional parking would be required when considering the existing building use as a small supermarket with an associated car park.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal is exempt from BNG under the de minimis exemption.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

For the reasons given above, and taking all other matters into consideration, this proposal conforms with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions:

1. The development hereby approved shall be carried out strictly in accordance with the approved plans:

Location Plan.

NCRA0026 6625 ADV FTU Illuminated Universal Top & Bottom Sign.

E026655 01 Proposed Automated Teller Machine (ATM) Installation for Cashzone.

and specifications as approved unless required by any other conditions in this permission.

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.

2. The signage hereby permitted shall not exceed the proposed maximum illuminance levels of 100 cd/m².

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 and Local Plan Policy POLL1: Pollution Control and Protection.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.