

PLANNING STATEMENT

Proposed Demolition of Existing Takeaway and Erection of Commercial Units

10 Ballfield Lane, Barnsley, S75 5EQ

Prepared on behalf of Ecogise Group Ltd

Drawing Reference: 26-016-01C

June 2026

Site address	10 Ballfield Lane, Barnsley, S75 5EQ
Applicant	Ecogise Group Ltd
Proposal	Demolition of existing takeaway building and erection of replacement commercial units
Drawing reference	26-016-01C
Proposed uses	Office/commercial uses for solar sales, estate agency/property services and Ecogise Electrical Ltd
Existing use	Former/existing takeaway premises
Prepared by	White Agus Ltd

1. Introduction

This Planning Statement has been prepared on behalf of Ecogise Group Ltd in support of a full planning application for the demolition of the existing former takeaway building at 10 Ballfield Lane, Barnsley, S75 5EQ, and the erection of a replacement commercial building comprising three commercial units.

The application is supported by White Agus drawing 26-016-01C, titled Proposed Commercial Units, 10 Ballfield Lane, Barnsley, S75 5EQ. The submitted drawing shows a two-storey commercial building, with three separate ground-floor units, office accommodation at first-floor level, five frontage parking spaces, and separate bin and cycle storage provision to the rear of each unit.

The proposal would make more effective use of a previously developed commercial site by replacing a small, dated takeaway building with a purpose-built commercial development that provides modern business accommodation and supports local employment.

2. Site and Surroundings

The application site is located on Ballfield Lane, Barnsley. The site is currently occupied by a modest single-storey commercial takeaway building, together with areas of hardstanding to the frontage and side.

The immediate surrounding area contains a mixture of commercial and residential uses. The site is therefore not an isolated commercial use in a purely residential location, but forms part of an established mixed-use setting.

The existing building is dated in appearance and limited in its ability to provide modern commercial accommodation. Redevelopment provides an opportunity to improve the appearance, functionality and commercial contribution of the site.

3. Proposed Development

The proposed development comprises the demolition of the existing takeaway building and the erection of a replacement two-storey commercial building.

The ground floor would be divided into three separate commercial units. The first floor would provide office accommodation associated with Unit 3, including meeting space, kitchen and staff welfare facilities.

The submitted site layout shows parking to the frontage of the building. Bin and cycle storage areas are shown to the rear of each unit. The proposed building is set back from the rear boundary, with the drawing identifying an approximate 12 metre separation distance to the rear relationship.

The front elevation is designed as a clear commercial frontage to Ballfield Lane, with three defined unit entrances and signage zones. The upper part of the building incorporates a pitched roof form, helping to reduce the apparent bulk of the development and provide a more traditional built form.

4. Proposed Uses

For planning purposes, the proposed uses are as follows:

Unit	Proposed use	Operational notes
Unit 1	Ecogise Solar sales office	Potentially to be occupied or let for associated office/commercial use.
Unit 2	Ecogise Properties estate agency office	Potentially to be occupied or let for associated office/commercial use.
Unit 3	Ecogise Electrical Ltd office	To be used by the applicant's existing business.

5. Business Operations

The applicant has confirmed that Unit 3 would be used by Ecogise Electrical Ltd. The anticipated operating hours for the electrical business are approximately 8:00am to 4:30pm.

The electrical business would have approximately three people in the office daily. Staff would be in and out throughout the day, reflecting the operational nature of the business. The applicant has also confirmed that some staff cycle to work during the summer months.

Units 1 and 2 are expected to operate as office/commercial uses, with anticipated opening hours of approximately 9:00am to 5:00pm. These uses would be low-intensity and compatible with the mixed-use character of the area.

Customer and visitor numbers are expected to be modest. Representatives may visit occasionally. Deliveries would be limited in scale and frequency, typically by Transit van-sized vehicles approximately twice per week.

6. Planning Policy Context

The application should be determined in accordance with the statutory development plan unless material considerations indicate otherwise. Relevant considerations include the principle of development, design and appearance, neighbour amenity, parking, highway safety, servicing, waste storage and sustainability.

The proposal involves the redevelopment of an existing commercial site in an urban location. It would replace an existing takeaway use with office/commercial uses that are expected to be less intensive in terms of odour, late-night customer activity and general disturbance.

The development also supports the efficient use of previously developed land and the creation of modern employment floorspace within an established settlement.

7. Principle of Development

The principle of commercial development on the site is acceptable. The site is already in commercial use and lies within a mixed-use area where commercial activity is established.

The proposal would replace the existing takeaway building with a modern commercial building providing flexible business accommodation. This would support local enterprise and employment while improving the quality and function of the site.

The proposed uses would be office/commercial in character. In amenity terms, these are likely to be less intensive than a takeaway use, as they would not involve cooking odours, extraction equipment, late evening takeaway activity or regular customer congregation associated with hot food sales.

The development therefore represents a positive redevelopment of an existing commercial plot.

8. Design and Appearance

The proposed building has been designed to provide a stronger and more coherent commercial frontage to Ballfield Lane. The front elevation is divided into three commercial bays, each with its own entrance and signage zone.

The building is larger than the existing takeaway building; however, the scale is appropriate for the redevelopment of this commercial site. The use of a pitched roof form and the stepped arrangement of the massing help the building sit within the surrounding built context.

The redevelopment would improve the appearance of the site by replacing a dated, low-rise takeaway building and underused hardstanding with a purpose-designed commercial building.

The proposal is therefore considered to represent an appropriate design response to the site and its setting.

9. Neighbouring Amenity

The relationship with neighbouring residential properties has been considered as part of the design process. The building has been positioned to retain a separation distance to the rear, with the rear part of the site used for functional elements such as bin and cycle storage.

The proposed uses would operate predominantly during normal daytime business hours. The office/commercial nature of the development means that noise, odour, fumes and general disturbance would be limited.

Compared with the existing takeaway use, the proposal is likely to reduce potential amenity impacts, particularly in relation to cooking smells, extraction, customer activity and evening operations.

Given the nature of the proposed uses, the daytime opening hours and the retained separation to nearby dwellings, the development would not result in unacceptable harm to residential amenity.

10. Highways, Parking and Servicing

The submitted layout shows five parking spaces to the frontage of the site. The applicant has advised that staff, customers and visitors would park to the front of the site or on-street where appropriate.

The expected level of vehicle activity would be modest. Unit 3 would accommodate approximately three office staff, with some staff cycling to work during summer months. Units 1 and 2 would be office/commercial uses with limited day-to-day customer activity.

Deliveries would be limited to approximately two Transit van-sized deliveries per week, with occasional representative visits. This level of servicing is compatible with a small commercial development and would not be expected to cause a material highway safety impact.

The inclusion of cycle storage to the rear of each unit supports sustainable travel and reduces reliance on private car journeys.

11. Waste and Cycle Storage

Dedicated bin and cycle storage areas are proposed to the rear of each unit. This ensures that waste can be stored within the site rather than to the frontage of Ballfield Lane.

The rear storage areas would help protect the appearance of the street frontage and avoid obstruction to pedestrian or vehicle movement.

Cycle storage is also beneficial in supporting sustainable travel choices, particularly as the applicant has confirmed that some staff cycle to work during summer months.

12. Sustainability and Economic Benefits

The proposal would deliver a number of planning benefits, including the reuse of a previously developed commercial site, the replacement of a dated takeaway building, the provision of modern business floorspace and support for local employment.

The proposal would also reduce the potential amenity impacts associated with the existing takeaway use by introducing office/commercial uses with normal daytime operating hours.

The development therefore represents a sustainable and proportionate redevelopment of an established commercial site within the urban area.

13. Conclusion

The proposal seeks planning permission for the demolition of the existing takeaway building at 10 Ballfield Lane and the erection of a replacement commercial building comprising three commercial units.

The development would make efficient use of an existing commercial site and provide modern office/commercial accommodation for Ecogise Group Ltd and associated businesses. The proposed uses would operate during normal daytime business hours and would be less likely to cause amenity impacts than the existing takeaway use.

The design has been developed to provide an improved frontage to Ballfield Lane while maintaining an appropriate relationship with neighbouring residential properties. Parking, bin storage and cycle storage have been incorporated within the site.

For the reasons set out above, the proposal is considered acceptable in principle and would accord with the general aims of the development plan. Planning permission should therefore be granted.