

2025/0286

Mr Rodgers

The New Inn, Bridge Street, Penistone, S36 7AH

Conversion of derelict out-building(s), including construction of extension, into guest accommodation to be used in-conjunction with the existing public house.

Site Description

The New Inn is a pub sited to the south-western side of Bridge Street Penistone. There is a Tipi which is located on site to the rear of the pub, within the yard and next to the existing car parking area.

In terms of the surrounding area, it is mixed in nature with both commercial and residential properties of various styles and sizes. Pedestrian and vehicular access to the site is gained from the B6462 Bridge Street.

Planning History

B/91/0356/PU- Extension to Public House.

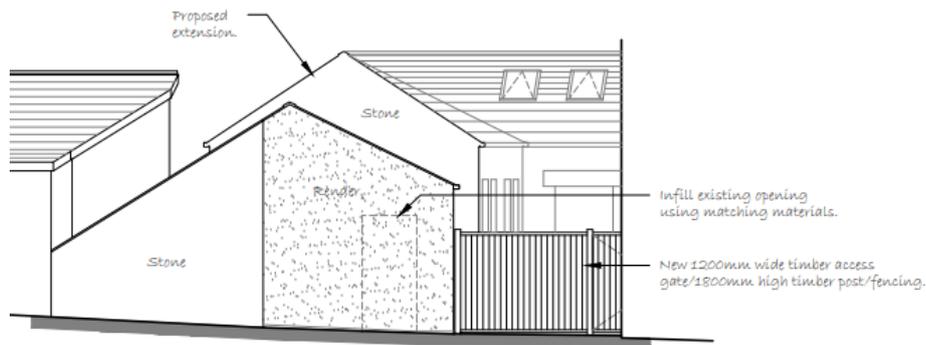
2008/1812- Erection of single storey side extension to Public House to provide function room- Approve with conditions.

2022/0791 - Retrospective application for as built 'Tipi' for functions/events – Approve with conditions

2023/0066 - Discharge of condition 2 (noise management plan) of planning application 2022/0791 (Retrospective application for as built 'Tipi' for functions/events - Approved

Proposed Development

The applicant is seeking permission for the conversion of the existing derelict outbuildings, along with a small extension to guest accommodation to be used in conjunction with the existing public house. Below are extracts of the plans:



PROPOSED NORTH/EAST ELEVATION
SCALE - 1:100

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires 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 the full Council meeting on 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 Allocation – Urban Fabric - Land within the Settlement with no specific allocation.

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4 – New Development and Transport Safety - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy E5 – Promoting Tourism and encouraging Cultural Provision – Development will be supported where it promotes the existing tourism offer including the provision of accommodation.

Supplementary Planning Documents:

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 most pertinent SPD's in this case are:

- Parking

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

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Consultee	Summary of comments
Penistone Town Council	No comments received
Penistone West Ward Councillors	No comments received
Pollution Control	No objection subject to condition
Highways DC	No objection subject to conditions
Biodiversity Officer	No objection subject to condition
Conservation Officer	No objection subject to condition

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was posted adjacent to the site. One representation has been received in support of the application.

Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on visual amenity and character
- The impact on neighbouring residential properties
- The impact on highways safety
- The impact on biodiversity

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 site is allocated as urban fabric which has no specific land allocation. Policy E5 of the Local Plan states that development will be supported where it promotes the existing tourism offer including the provision of accommodation, which in this case it does. Therefore, the development is acceptable in principle provided it meets other development plan policies. This weights significantly in favour of the proposal.

Visual Amenity and Character

The proposal seeks to erect a small extension to adjoin two existing outbuildings and create four individual rooms with ensembles and additional office space. The extension is single storey with a pitched roof that will adjoin the existing outbuildings. It will be of the same height as the building to the south and will be adjoin the northern outbuilding at a slight angle and height due to its existing position. From the roadside, you will be able to see only a small portion of the extension as the majority will be screened behind the existing Bridge End Fisheries building.

Due to the number of buildings and additions to the site there are some conflicting roof profiles, however it is felt that the proposal is designed as sympathetically as possible by following at least one of the roof profiles. Whilst the site is not within the Conservation Area it is close to it. The Conservation Officer has raised no concerns or objections with regard to the design and visual appearance of the proposals.

The extension and converted buildings will closely match the existing in terms of the materials and would tie in well visually.

The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the policies GD1 and D1 of the Local Plan. This weighs moderately in favour of the proposal.

Residential Amenity

The area to be extended and converted is within the central courtyard area of the pub, set well away from any residential properties. As such, the extension and proposed uses will not have any impact on nearby neighbours. Given the use will be in relation to the pub and wider business it is unlikely these holiday let units will create noticeably more comings and goings than the public house.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity. This weighs significantly in favour of the proposal.

Highway Safety

The New Inn benefits from a large parking area at the rear which has circa 50 parking spaces, including disabled bays. The proposed guest accommodation is likely to be occupied by people already visiting the pub itself and therefore is not considered to generate significantly more parking demand than existing. As such, there is considered to be adequate parking to facilitate the development and there will be no impact upon highway safety.

A number of parking spaces have been allocated and noted within the red line boundary to ensure the spaces are specific to the separate use. This will be conditioned to ensure suitable parking is provided at all times. Highways Development Control Team have advised that the holiday let units and public house should remain under the same ownership to ensure the parking provision is always available for the units proposed here.

Given this, the proposal is not considered to cause harm to highways safety in accordance with policy T4 of the Local Plan. This carries moderate weight in favour of the proposed development.

Ecology/Biodiversity

The application is exempt from the mandatory biodiversity net gain requirements as no habitat will be impacted as a result of the proposal given the area of the proposed extension is hard standing.

A bat emergence and re-entry survey has been submitted as part of the planning application which concludes that there were no bats seen roosting in the buildings on site. The courtyard has been identified as a foraging area however as this area will be retained with minimal disruption there are no objections from the Biodiversity Officer provided the development is carried out in accordance with the recommendations set out in the ecological reports.

As such, the proposal is in accordance with policy BIO1 of the Local Plan.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential and visual amenity, nor will it negatively impact upon highway safety. 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

Approve with conditions