

Application reference number	2025/0897
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Application Type	Full
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Proposal Description:	Erection of a 4th padel court, the erection of a lean-to canopy adjacent padel court 1 and the re-location of 3no steel containers (retrospective)
Location:	Shaw Lane Sports Club, Shaw Lane, Barnsley, S70 6HZ

Applicant	Barnsley Padel Club Ltd
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Number of Third Party Reps	None	Parish:	None
		Ward:	Kingstone

Site Description

The application site is in relation to Shaw Lane Sports Club which contains an array of indoor and outdoor sports and recreation uses, including a cricket field, rugby pitch, bowling green, squash courts, padel tennis courts, and general fitness facilities. The site is located within Urban Barnsley, with access into the site from Shaw Lane to the north-east, in close proximity (350m) to the Town Centre. The site is on land which is allocated as green space with the wider area being largely mixed use, with residential uses and education uses. The site is located in Mining Remediation high risk development area.

Within the site itself are various buildings and stands to support the sports and recreation facilities. Previously there were two bowling greens within the site; the green to the north has been removed to facilitate the development of the existing 3no padel courts. The smaller bowling green located to the south has been retained.



Figure 1 Site Location

Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
B/83/1755/BA	Land reclamation to form public open space	Approved
B/96/0930/BA	Erect new club house etc., improve existing and provide additional sports facilities	Historic
B/98/1223/BA	Erection of extension to squash courts to form changing rooms and clubhouse	Historic
B/05/1210/BA	Erection of detached double garage	Approved with Conditions
2006/0646	Erection of six 18m high floodlights to rugby pitch	Approved with Conditions
2007/0512	Erection of a 2 storey building to provide changing rooms, toilets and meeting room	Approved with Conditions
2008/1123	Erection of cricket pavilion	Approved with Conditions
2011/0222	Erection of spectator stand with canopy (retrospective)	Approved
2014/1354	Erection of a grandstand	Approved with Conditions
2015/1143	Erection of a two storey building to include fitness area, multi-purpose social, learning and activity area, and community café	Approved with Conditions
2016/0167	Erection of a 4 tier and 3 tier concrete open spectator terrace over existing grassed spectator terrace	Approved with Conditions
2016/0720	Erection of 4 no. floodlights to sports ground	Approved with Conditions
2023/0251	Erection of two padel tennis courts with associated building enclosures including canopy roof on former bowling green	Approved with Conditions
2025/0170	Discharge of Conditions 5 (Community Use Scheme), 7 (Tree Protection Measures), 8 (Mining Legacy) and 9 (Mining Legacy) for application 2023/0251 - Erection of two padel tennis courts with associated building enclosures including canopy roof on former bowling green)	Approved
2025/0511	Change of use of part bowling green to single padel tennis court with associated building enclosures (retrospective)	Approved with Conditions

Proposal

The applicant seeks retrospective approval for the erection of 1no padel tennis court with associated enclosures, the erection of a lean-to canopy adjacent padel court 1 and the re-location of 3no steel containers.

The padel court is to measure 20m in length by 10m and will be enclosed by a mixture of 3m black powder coated mesh panels and 4m clear toughened glass panels. It is also proposed to install 4no. 6m floodlight columns.

The lean-to canopy is to be erected on the northern side elevation of the main club building and measure 3.8m by 11m with a height of 3.4m to the ridge.

The 3no existing storage containers currently sited on the area of the proposed padel court are to be relocated to an area adjacent to the car park to the south-east of the site and from their current location.

The application form states that the use will be restricted to the hours of 8am to 10pm daily and will be available to members and non-members through a community use agreement. The installation of the padel court, the erection of the canopy and the re-siting of the steel containers has already taken place.



Figure 2 Padel Courts 1 & 2

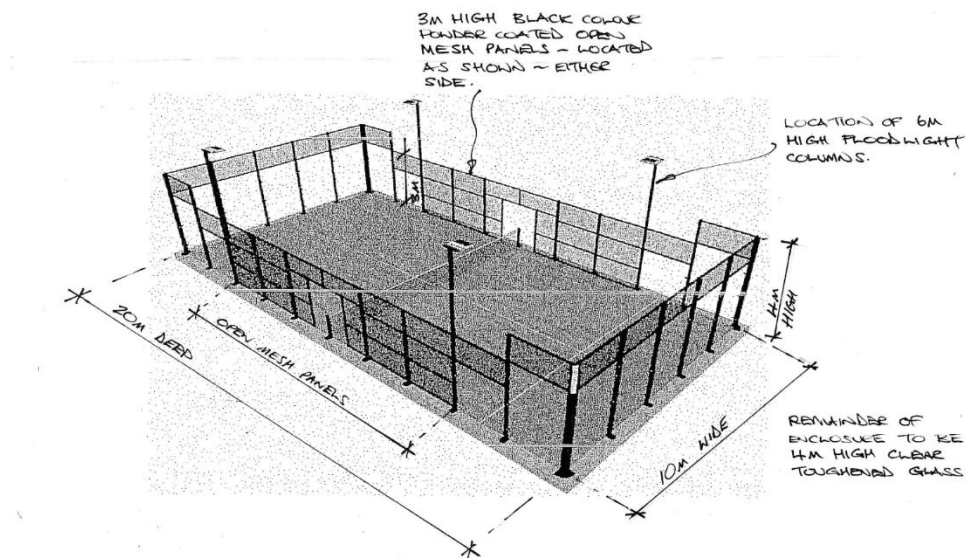


Figure 3 Padel Court Design

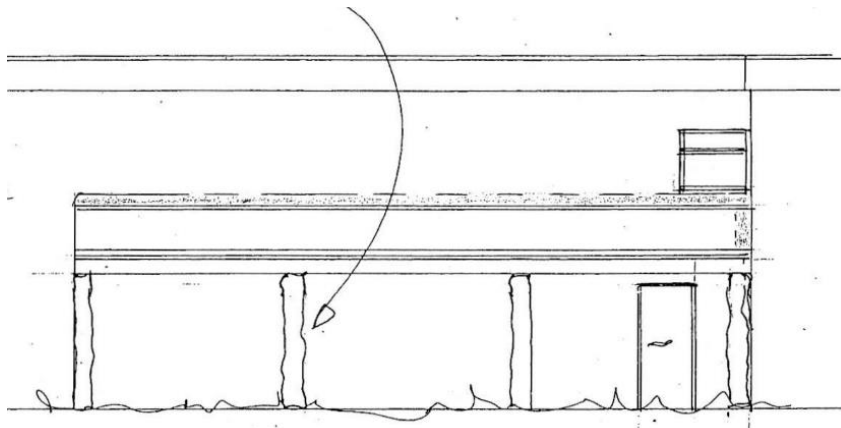


Figure 4 Canopy Elevation

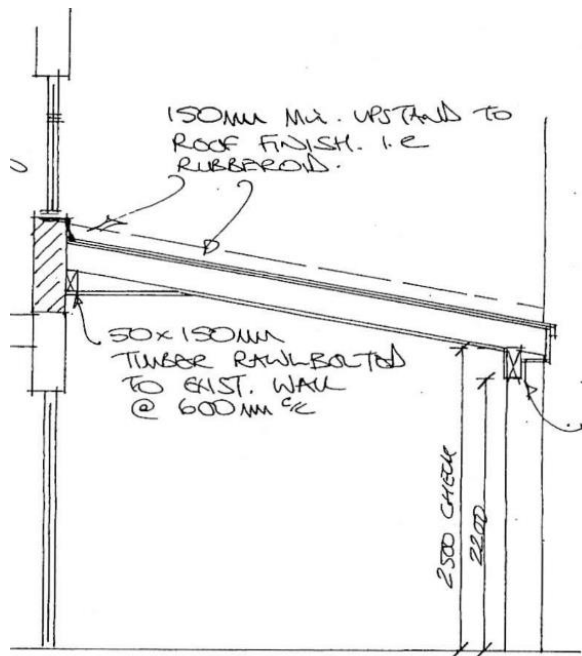


Figure 5 Canopy Section

Policy Context

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 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 Urban Fabric and Greenspace within the Local Plan and as such the following policies are considered to be relevant to this application:

Policy GS1 Green Space
Policy GI1 Green Infrastructure
Policy GD1 General Development
Policy T3 New Development and Sustainable Travel
Policy T4 New Development and Transport Safety
Policy BIO1 Biodiversity and Geodiversity
Policy CL1 Contaminated and Unstable Land
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of sustainable development

Adopted Supplementary Planning Documents relevant to this application:

SPD Parking
SPD Residential Amenity and Siting of Buildings

National Planning Policy Framework (NPPF) (2024) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It 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. This 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 which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Chapter 8 Promoting healthy and safe communities

Paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst others

- c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 104 states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 196 states that planning policies and decisions should ensure that

- a) a site is suitable for its proposed use taking into account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

Relevant Consultations

Biodiversity – No objections subject to conditions

Forestry Officer – No objections received

Highways DC – No objections

Mining Remediation Authority – No objections subject to conditions

Pollution Control – No objections

South Yorkshire Mining Advisory Service – No objections subject to conditions

Sport England – No objections subject to condition

Ward Councillors – Cllr K Mitchell – no objections; and fully supports the application

Representations

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

The application was advertised by way of a site notice posted adjacent to the site; no representations have been received.

Assessment

The main issues for consideration are as follows:

- The principle of development
- The loss of greenspace
- The impact on visual amenity
- The impact on residential amenity
- The impact on the highway network and highways standards
- The impact on Biodiversity
- The impact from Mining Legacy

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 and Loss of Green Space

The site is located on an area which is allocated as Green Space within the Local Plan referred to as Shaw Lane Sports Ground.

The proposal seeks permission to install 1no additional padel tennis court on land formerly used as an area for the siting of storage containers, adjacent to the 3no courts approved under applications 2023/0251 and 2025/0511.

Local Plan Policy GS1 states that the Council will work with partners to improve existing green space to meet the standards in the green space strategy.

Green Spaces are green open areas which are valuable for amenity, recreation, wildlife or biodiversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.

Proposals that result in the loss of green space, or land that was last used as green space will not normally be allowed unless:

- An assessment shows that there is too much of that particular type of green space in the area which it serves, and its loss would not affect the existing and potential green space needs of the borough
- The proposal is for small scale facilities needed to support or improve the proper function of the green space or
- An appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss

The area proposed to site the padel court is an area currently used for the siting of steel containers, and whilst allocated as Green Space and located within the grounds of Shaw Lane Sports Club, provides no green space contribution or value; padel tennis courts are described as sports pitches under Local Plan Policy GS1.

The re-siting of the steel containers would be on a thin strip of grass located between the boundary hedgerow and the car park, this strip provides limited green space contribution or value and facilitates the development of a 4th padel court.

In addition, the Design & Access Statement makes it clear that the proposed use would be open to the use of the community and will not be restricted to sole use of the members of the club. Sport England has been consulted on the proposal and raised no objection to the development or the community use agreement submitted to support the application, subject to conditions.

As such, it is considered that erection of a 4th padel court would be in line in line with Local Plan Policies GS1 and GI1 as the proposal doesn't result in the loss of green space, or land that was last used as green space, and is acceptable in principle subject to other local plan policies being complied with.

Visual Amenity

The existing sports facility contains numerous buildings and structures with a wide range of external materials, including red brick, render, block work, wooden cladding and metal fencing.

Whilst the enclosure is to have a maximum height of 4m, it is to match, in terms of height and design, that of the neighbouring padel courts approved in 2023 and 2025. The court is located centrally within the site and the inclusion of the 4th padel court, adjacent to the existing courts would not form a dominant feature from wider public vantage points.

The canopy is to be located on the northern side elevation of the main club building, and would not form a dominant feature within the site and would be viewed against the backdrop of the main building.

The containers are to be sited along the southern boundary within the car park area to the south. The hedgerow located along this boundary would provide screening of the containers from the public footpath running along this boundary and the school beyond.

It is not considered that the siting of the 4th padel court, the erection of the canopy and the re-siting of the containers would have a detrimental impact on the character of the area for the reasons outlined above, this carries significant weight in favour of the application and as such is considered acceptable and in compliance with Local Plan Policy D1.

Residential Amenity

As mentioned previously the area subject to this application is located centrally within the wider site and as such the inclusion of the 4th padel court, the siting of the steel containers and canopy would not increase levels of overshadowing or reduce levels of outlook given that the nearest residential properties are located in excess of 250m from the site.

As with all outdoor sports facilities/pitches, there is the potential for noise generation, however, the proposed use is for a small team sport, with padel tennis games typically being doubles matches – i.e. 4 x players per court. The inclusion of the 4th padel court would increase the maximum number of participants across all courts, from 12 to 16 at any one time. In addition, the application form states that the use will be restricted to the hours of 8am-10pm daily. Given the significant separation distance to neighbouring residents, the proposal is not considered to increase noise disturbance to existing residents to a detrimental level.

It is not considered that the siting of the 4th padel court, re-siting of the steel containers and the erection of the canopy would have a detrimental impact on residential amenity for the reasons outlined above, this carries significant weight in favour of the application and as such is considered acceptable and in compliance with Local Plan Policy GD1 and the Council's SPD for Residential Amenity and Siting of Buildings.

Highway Network and Highway Standards

The proposed 4th padel tennis court would utilise the existing car parking facilities within the site; it is considered that the parking provision is sufficient to serve the additional court and that any potential increase in vehicular movements as a result of the proposals would be negligible given the extensive use of the overall Sports Club site. In any case, the facility is part of an established sports ground/village, centrally located in very close proximity to Barnsley Town Centre in a sustainable location.

The erection of the canopy and the siting of the containers are such that they would not result in the loss of parking provision.

It is not considered that the siting of the 4th padel court, the erection of the canopy and the re-siting of the containers would have a detrimental impact on the highway network for the reasons outlined above, this carries significant weight in favour of the application and as such is considered acceptable and in compliance with Local Plan Policies T3 and T4, Supplementary Planning Document Parking

Biodiversity

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024, whereby developers must deliver a biodiversity net gain of 10%, resulting in more or better-quality habitat than before a development except where one of the exemptions (as set out in the Planning Practice Guidance) are met.

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements. Policy BIO1 follows on to state that development will be expected to conserve and enhance the biodiversity and geological features by protecting ancient and veteran trees.

In order to facilitate the development a hedgerow in excess of 5m in length would require removal, and the re-siting of the containers on an area of grassland would also not be exempt.

The applicant has submitted a BNG metric and supporting statement; the councils Ecologist has been consulted and raises no objection to the development subject to the inclusion of conditions. This carries significant weight in favour of the application and as such it is considered that the development is acceptable and in compliance with Local Plan Policy BIO1.

Mining Legacy

The site is located in a high-risk development area from coal mining legacy and the applicant has submitted a Coal Mining Risk Assessment which has been assessed The Mining Remediation Authority (formerly the Coal Authority) and South Yorkshire Mining Advisory Service (SYMAS). No objection was raised by either consultee; the conclusions of the supporting Coal Mining Risk Interpretation Report; that shallow coal mining legacy poses a risk to stability at the site and that further measures are required in order to ensure the safety and stability of the development.

It is considered that the installation of the 4th padel court is a suitable proposed use taking into account of ground conditions and any risks arising from land instability and contamination. The applicant has submitted a statement which states that the 'Geoworks E Grid 404 Geogrid' which was installed as part of courts 1-3 also extend to the area associated with Padel Court 4. This carries moderate weight in favour of the application and as such is considered acceptable and in compliance with Local Plan Policy CL1: Contaminated and Unstable Land.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be appropriate development and is located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably 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 and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION: Approve subject to conditions

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.

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan References:

Location Plan Wider Site

Location Plan

Proposed Layout Padel Court Rev A received 4th February 2026

Proposed Elevations Padel Court

Proposed Canopy Details Plans, Elevations and Sections

Proposed Layout re-siting steel containers

Biodiversity Net Gain Assessment produced by Whitcher Wildlife Ltd Ecological Consultants ref: 251057/1 dated 18th February 2026 received 24th February 2026

Condition Assessment Rev 1 received 24th February 2026

Biodiversity Net Gain Metric Rev 1 received 24th February 2026

Design Proposal

Barnsley Padel Club Statement of Alignment

Barnsley Padel Club Community Use Agreement Rev A received 9th April 2026

Tree Protection Details

Tree Protection Plan

Settlement Risk Mitigation Measures

Coal Mining Risk Interpretation Report dated 23rd August 2024 produced by Lyons

CMC Coal Mining and Geotechnical Consultancy

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

The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application Biodiversity Net Gain Assessment produced by Whitcher Wildlife Ltd Ecological Consultants ref: 251057/1 dated 18th February 2026.

Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990

Within 3 months of the date of this permission, a scheme for additional biodiversity mitigation and enhancement measures shall be submitted to and approved in writing by the Local Planning Authority

The scheme will include the measures listed below and shall be implemented within 3 months of their approval. The features shall thereafter be permanently retained.

- At least two bat and bird boxes to be installed in suitable locations on or adjacent to the site; and
- A Biodiversity Enhancement Management Plan (BEMP) covering the initial five years of the scheme's habitat creation works.

Reason: in the interests of Biodiversity and in accordance with Local Plan Policy BIO1 and SPD Biodiversity and Geodiversity

Any external glazing on the development hereby approved shall contain toughened glass capable of withstanding ball strike from cricket and rugby balls. Should the toughened glass become damaged or need replacing, it shall be replaced by toughened glass capable of withstanding ball strike from cricket and rugby balls thereafter. The toughened glass capable of withstanding ball strike from cricket and rugby balls shall be installed in full in all external elevations, before the development hereby approved is first brought into use.

Reason: To ensure that any glazing in the development is resistant to ball strike and to protect its users and to comply with policy GI1: Green Infrastructure.