

DESIGN AND ACCESS STATEMENT

**SECTION 73 APPLICATION
VARIATION OF CONDITION
No. 1 IMPOSED ON PLANNING PERMISSION
No. B96/1167**

**OLD MILL LANE/HARBOROUGH HILL ROAD
BARNSELY
S71 1LP**

PREPARED ON BEHALF OF

B&M RETAIL LTD

August 2013

MWA

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1.0 INTRODUCTION

1.1 MWA has accepted an instruction from B&M Retail Ltd to submit a planning application which seeks permission for a minor variation in the range of goods which can be sold from the existing non-food retail warehouse occupied by PC World. The variation is required in order to enable B&M Retail Ltd to open one of the company's 'Homestores'.

1.2 Planning permission No. B96/1167 was approved on 28th November 1996. Condition No. 1 states that:

"The permission hereby granted shall be restricted solely to the goods categories specified in the applicant's list and shall at no times be used for the sale of clothing, jewellery, shoes and toys."

1.3 The list of permitted goods is as follows:

1. Carpets and furniture, soft furnishings and household textiles.
2. Electrical goods and accessories.
3. Gardening tools and implements, seeds and plants.
4. Motor accessories.
5. DIY goods.

2.0 THE PROPOSED DEVELOPMENT

(i) Use

- 2.1 The proposal involves a shop falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The store would employ 35 people.
- 2.2 The condition is proposed to be varied as follows:

“The permission hereby granted shall be restricted solely to the goods categories specified below:

1. Carpets and furniture, soft furnishings and household textiles and goods.
2. Electrical goods and accessories.
3. Gardening tools and implements, seeds and plants.
4. Motor accessories.
5. DIY goods.
6. Toys Up to 120 sq.m.
7. Non fashion clothing Up to 60 sq.m.
8. Toiletries Up to 120 sq.m.
9. Food and confectionery Up to 120 sq.m.”

(ii) Amount and scale

- 2.3 The store extends to 1,500 sq.m. gross.
- 2.4 The total number of car parking spaces is proposed to remain as at present.

(iii) Layout and landscaping

- 2.5 There would be no change in the external or internal layout of the store. There would be no change to the external landscaping of the retail park which is well established.

(iv) Appearance

- 2.6 There would be no change in the external appearance of the building. However consent for new signage would be sought.

(v) Access and car parking

- 2.7 The total number of car parking spaces would remain unaltered. The access would also remain unaltered. In this regard the proposed variation involving a minor variation in the range of goods sold will not materially alter the level of trips generated to and from the store. The B&M Homestore is more

akin to a DIY store and the overall trip rates are expected to be approximately the same as those associated with a typical retail warehouse.

2.8 Level access is provided into the store and is DDA compliant.

2.9 The rear service access and yard would remain as at present.