

**PLANNING AND DESIGN AND ACCESS
STATEMENT**

**In support of a planning application by
London and Cambridge Properties Limited
for External Alterations
at
20-22 May Day Green, Barnsley, S70 1SH**

D2 Planning Ref: 136/19

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1. INTRODUCTION

- 1.1. This report has been submitted on behalf of London and Cambridge Properties Limited in support of an application for full planning permission for external alterations at 20-22 May Day Green, Barnsley.
- 1.2. The external alterations consist of two additional windows and a replacement door to match existing (aluminium and double glazing).
- 1.3. Refuse and recycling bins will also be provided to the rear near the bin store location for the commercial properties at ground floor level.
- 1.4. This report should be read in conjunction with the plans submitted with the application.
- 1.5. Following this introduction, the Statement is in 6 sections as follows:-
 - Section 2 describes the site and its surroundings;
 - Section 3 outlines the planning history;
 - Section 4 outlines the relevant adopted and emerging planning policy context;
 - Section 5 provides the justification for the proposed development; and
 - Section 6 sets out the conclusions

2. SITE AND SURROUNDINGS

- 2.1. The premises are located at second floor level at 20-22 May Day Green. The ground floor is currently occupied by two retail units and the first floor is vacant offices.
- 2.2. The application site is situated within the Barnsley Town Centre and is situated within the Secondary Shopping Frontage. The site is not in a conservation area and does not contain any nationally or locally listed buildings.
- 2.3. The premises are within a pedestrian zone and access with access to a number of local amenities and public transport options. The site is in a highly sustainable and accessible location with local bus services which run along Eldon Street, Shambles Street and West Way. There are a number of bus stops located within easy walking/cycling distance to and from the site.
- 2.4. The Barnsley Train Station is a 4 minute walk away at 0.2 miles.



3. PLANNING HISTORY

- 3.1. There have been a number of applications granting advertisement consent for both units 20 and 22 over the years.
- 3.2. Planning permission was granted in September 2012 for the installation of new shopfront, roller shutter and air conditioning condensers and extraction system at 20 May Day Green.
- 3.3. In February 1996 planning permission was granted for a change of use of shop to hot and cold takeaway sandwich shop at 22 May Day Green.

Current Planning

- 3.4. A Prior Notification Application is currently being assessed for the change of use of the 2nd floor offices (B1(a)) to Residential (C3) to create 4 residential units.

4. PLANNING POLICY CONTEXT

National Planning Policy

- 4.1. National Planning Policy Framework was amended in February 2019. Local Authorities are required to take its contents into account when preparing their Development Plans and also when making decisions on planning applications and appeals.
- 4.2. It sets out in a comprehensive document the Government's economic, environmental and social planning policies for the country and requires that the planning system must play an active role in guiding development to sustainable solutions (paragraph 7).
- 4.3. A presumption in favour of sustainable development is central to the NPPF (paragraph 11). It states that plans and decisions should apply a presumption in favour of sustainable development.
- 4.4. Section 7 relates to the vitality of town centres. Paragraph 85 states that:

“planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaption. Planning Policies should:

- a) **Define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;**
- b) **Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;**
- c) **Retain and enhance existing markets and, where appropriate, re-introduce or create new ones;**
- d) **Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other**

main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;

- e) Where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and**
- f) Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”**

4.5. Section 9 sets out the Government’s guidance in respect of transport. It recognises that quality of life and sustainable development depends on transport and easy access to jobs, shopping, leisure facilities and services. It stresses the need for a safe, efficient and integrated transport system, balanced in favour of sustainable transport modes giving people real choice.

4.6. Paragraph 109 states that:

“development should only be prevented or refused on highways grounds if there would be an unacceptable impact in highway safety, or the residual cumulative impacts on the road network would be severe.”

4.7. Section 11 relates to making effective use of land and paragraph 118 states that:

“Planning Policies and decisions should: -

- a) Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;**

- b) Recognise that some undeveloped land can perform many functions, such as for wild life, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;**
- c) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;**
- d) Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and**
- e) Support opportunities to use the airspace above existing residential and commercial properties for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”**

4.8. Paragraph 122 states that:

“planning policies and decisions should support development that makes efficient use of land, taking into account: -

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;**
- b) Local Market conditions and viability;**
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further**

improvement and the scope to promote sustainable travel modes that limit future car use;

- d) The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and**
- e) The importance of securing well designed, attractive and healthy places.”**

4.9. Section 12 relates to design aspects of development and paragraph 125 states that:

“plans should, at the most appropriate level, set out clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”

4.10. Paragraph 130 states that:

“where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to the development.”

Local Plan

4.11. The relevant planning policy context applicable to these proposals is set out in the Local Plan which currently comprises the Barnsley Local Plan (2019), the Joint Waste Plan, the Oxspring Neighbourhood Plan and various Supplementary Planning Documents.

Barnsley Local Plan

4.12. The Barnsley local Plan was adopted on 3rd January 2019. The relevant policies are:
SD1 – Presumption in Favour of Sustainable Development
GD1 – General Development

Policy D1 – High Quality Design and Place Making

Policy TC1 – Town Centres

Policy TC2 – Primary and Secondary Shopping Frontages

Design of Housing Development SPD

- 4.13. The Design of Housing Development SPD was adopted on 23rd May 2019 and sets out the design principles that will apply to new housing development, including infill and back land development. It also provides advice on conversions to dwellings from other uses and gives guidance on housing in multiple occupation (HMO).
- 4.14. In design terms, the guidance advises conversions of buildings to residential accommodation where the appearance of the building or its curtilage would not be altered to the detriment of the visual amenities of the area.

5. JUSTIFICATION FOR THE PROPOSED DEVELOPMENT

- 5.1. The following section will consider the main issues in relation to the determination of this application. This is whether the proposed external alterations are acceptable.

Design and Visual Impact

- 5.2. The external alterations consist of two additional windows and a replacement door to match existing (aluminium and double glazing).
- 5.3. Refuse and recycling bins will also be provided to the rear near the bin store location for the commercial properties at ground floor level.
- 5.4. All replacement windows and doors have been designed to match the rest of the building with regards to materials and scale to the front and side elevation facing the street scene. All new windows will be double glazed.
- 5.5. The above alterations will give the building will facilitate the change of use of the first floor from offices to flats currently being assessed under a separate Prior Notification Application. The amendments will not result in a detrimental visual impact with regards to the building or the streetscene.
- 5.6. In view of the above, the proposed development would accord with the NPPF and Local Plan Policies.

6. CONCLUSIONS

- 6.1. This report has been prepared on behalf of London and Cambridge Properties Limited (the applicant) in support of a full planning application for external alterations 20-22 May Day Green, Barnsley.
- 6.2. The external alterations will facilitate the change of use of the second floor of 20-22 May Day Green from offices to flats under a prior notification application currently being considered.
- 6.3. It is considered that this statement has demonstrated that the design of the proposed alterations would be acceptable as they have been designed to match the existing building as much as possible whilst improving the appearance of the building and facilitating the change of use.
- 6.4. In view of all the above, it is concluded that a proper assessment of the proposals reveals that they comply with the relevant national and local planning policy and that planning permission should be granted. With the management plan-does it have to be in your names or the sellers?