



10th March 2025

Barnsley Council
Planning and Building Control,
Barnsley MBC
PO Box 634
Barnsley
S70 9GG

Dear Sir/ Madam

Planning Portal Ref: PP-13850583

APPLICATION FOR THE CHANGE OF USE FROM CLASS (E)(b) TO SUI GENERIS.

40, THE GLASS WORKS, BARNSELEY, S70 1GW.

Introduction

We act on behalf of The Invest Leisure Group in relation to the former TGI Fridays site at 40, The Glass Works, Barnsley, S70 1GW.

The application provides proposals to change the use from Class (E)(b) to Sui Generis to allow for a bar to operate on site.

This Planning Statement should be read in conjunction with the following plans:

1. Site Location Plan;
2. Existing Floor Plan – 1233P1; and
3. Proposed Floor Plan – 1233P2.

The proposals comprises no external alterations.

Our assessment of planning merits takes the starting point as the development plan before taking account of relevant material planning considerations including the National Planning Policy Framework (NPPF) and associated guidance contained in the National Planning Policy Guidance (PPG).

Site Description & Local Context

Site Description

The site at 40 The Glass Works is centrally located within Barnsley Town Centre, South Yorkshire and comprises the former TGI Fridays Site.

The site forms part of The Glass Works development, a significant regeneration project aimed at revitalizing the town's commercial and leisure offerings. The development encompasses a mix of retail, dining, and entertainment facilities, including a multi-screen Cineworld cinema, Superbowl UK bowling alley, and various high street and independent retailers.

Positioned adjacent to the historic Barnsley Markets, the site benefits from excellent accessibility. It is within walking distance of the Barnsley Interchange, providing convenient bus and train connections to surrounding areas. Additionally, The Glass Works features a wider multi-storey car park with 475 spaces, including dedicated bays for disabled visitors and electric vehicle charging points.

The site's central location places it amidst key town centre amenities, making it a focal point for both residents and visitors seeking shopping, dining, and leisure experiences in Barnsley.

Planning History

The site at 40 The Glass Works forms part of a wider regeneration initiative in Barnsley Town Centre, the unit which the application relates to comprised the former TGI Fridays operator, and the site currently remains vacant.

Historically, the land was occupied by sections of the existing market hall and an adjoining multi-storey car park. As part of Barnsley Metropolitan Borough Council's town centre redevelopment plans, an application was submitted for a comprehensive mixed-use scheme.

On 27th September 2017, planning permission was granted under application reference 2017/0586 for the mixed-use redevelopment of land adjoining Barnsley Markets, which included the demolition of part of the existing market hall and multi-storey car park. The approved development comprised the creation of new retail (Use Class A1), food and drink (Use Class A3), cinema and leisure facilities (Use Class D2), as well as the construction of a new multi-storey car park.

The current and previous lawful use is therefore identified as Class E(a)(b) via the planning history set out above.

Proposed Works

This planning application seeks full planning permission for the change the use from Class (E)(b) to Sui Generis to allow for a bar to operate on site.

There would be no change to the external works at the premises when compared with the current situation, however there will be internal changes presented on the existing and proposed floor plans in order to facilitate a bar use on site compared to the existing restaurant use.

The proposed occupation of unit by operator and associated facilities will result in the creation of around 35 new employment opportunities, many of which could appeal to those living in the surrounding area.

We trust the above is sufficient to validate and approve the application. If you require any additional information at this stage, please do not hesitate to contact me.

Planning Policy Review

Relevant aspects of the adopted statutory development plan for the area are provided by the:

- Barnsley Local Plan (2019)

The planning assessment will therefore focus on the currently adopted development plan policies of relevance as listed below.

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 LG2: The Location of Growth – Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Policy TC1: Town Centres – Support will be given to maintaining and enhancing the vitality and viability of the following hierarchy of centres:

- **Town:** Barnsley Town Centre
- **District:** Cudworth, Hoyland, Wombwell, Goldthorpe, Penistone, Royston
- **Local:** Athersley, Bolton on Dearne (St Andrew's Square), Darfield, Darton, Dodworth, Grimethorpe, Hoyland Common, Lundwood, Mapplewell, Stairfoot, Thurnscoe (Houghton Road), Thurnscoe (Shepherd Lane).

All retail and town centre developments will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed.

National Planning Policy Framework (2024)

The revised National Planning Policy Framework (“NPPF”) was published in December 2024. The introduction confirms it is a material consideration in the determination of planning applications.

The NPPF identifies three overarching objectives that contribute to achieving sustainable development including economic, social and environmental (paragraph 8). At the heart of the

NPPF is a 'presumption in favour of sustainable development' (paragraph 11).

The three objectives that contribute to sustainable development are to be delivered through the preparation and implementation of plans and the application of policies in the Framework.

Paragraph 11 sets out the Government's commitment to supporting sustainable development. Plans and decisions should apply a presumption in favour of sustainable development, and proposals that accord with an up-to-date development plan should be approved without delay.

Section 4 deals with 'Decision-making'. Paragraph 39 emphasises that local planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision takers should seek to approve applications for sustainable development where possible.

Paragraph 48 (Determining applications) confirms that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 6 confirms the government's commitment to 'Building a strong, competitive economy' with paragraph 86 confirming that planning decisions should help create the conditions in which businesses can invest, expand and adapt.

The revised NPPF continues to place an emphasis on economic growth with paragraph 80 confirming that:

"...significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development".

The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. Planning decisions should recognise and address the specific locational requirements of different sectors (paragraph 86).

Section 7 continues to support the role of town centres in the context of 'Ensuring the vitality of town centres'.

Section 11 of the NPPF places a strong emphasis on 'Making effective use of land' with the planning system supporting development that makes efficient use of land.

Section 12 deals with 'Achieving well-designed places'. Paragraph 124 confirms the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, with good design being a key aspect of sustainable development.

Assessment

The Principle of Use

The application site, located at 40 The Glass Works, Barnsley, S70 1GW, was previously in operation as a restaurant, which is not a retail unit, (TGI Fridays) and is currently vacant. The premises fall within a designated *Secondary Shopping Frontage and Primary Shopping Area* as defined in the Barnsley Local Plan. The scheme is located in a commercial area so there will no impacts on amenity of the local area.

Policy TC1 states that Barnsley Town Centre is the dominant town centre in the borough. To ensure it continues to fulfill its sub regional role the majority of new retail and town centre development will be directed to Barnsley Town Centre, the scheme does lay within the Barnsley Town Centre and therefore complies with **Policy TC1**.

The principal policy relevant to the consideration of proposed town centre uses in this location is **Policy TC2: Primary and Secondary Shopping Frontages**. This policy supports the introduction of former A1–A5 uses in Secondary Frontages, provided that Primary Shopping Frontages within Barnsley Town Centre and the District Centres retain a predominantly retail (formerly Class A1) character at ground floor level. As the application site is not located within a Primary Frontage, this specific criterion does not apply, it should also be stated the existing use is a restaurant, so the application will not increase any non retail units on site, and only replace a existing non-retail unit and therefore not impact the viability and vitality of the Primary Shopping Area..

Policy TC2 further clarifies that alternative uses may be considered acceptable within Secondary Frontages where they contribute to the diversity and quality of the town centre's offer, and where it can be demonstrated that such uses do not undermine the vitality and viability of the Primary Shopping Area. The proposed use of the site as a **public house/drinking establishment** (formerly within Use Class A4) is consistent with this objective, particularly as it represents a leisure use that complements the wider town centre regeneration vision.

Importantly, the proposal does not result in the loss of a retail unit (Class E(a), formerly Class A1), as the site most recently functioned as a restaurant, which is not classified as a retail use under **Policy TC2**. Consequently, the introduction of a public house at this location would not conflict with the overarching aim of retaining retail dominance in Primary Shopping Areas and is aligned with the council's aim to stop development impacting the vitality and viability of the Primary Shopping Areas.

In this context, the proposed change of use is fully compliant with **Policy TC2** and supports the continued regeneration and activation of Barnsley Town Centre by opening in a vacant unit.

Yours faithfully

Matthew Kettleborough

Matthew Kettleborough

MSc BSc Planner

Enc – as detailed above

