

2022/0911

M Rogers

Change of use from Financial Services (Bank) to 5no. retail units including proposed alteration to an existing window forming door opening and installation of a glass roof lantern

2 Market Street, Penistone, Sheffield, S36 6NA

Planning History

2020/0572 - Proposed alteration to an existing window forming door opening and installation of a glass roof lantern – Approved with conditions

2019/0880 - Change of use from A2 Financial Services (Bank) to A4 Drinking Establishment – Approved with conditions

Description

Number 2 Market Street is a former Natwest bank, set on an important corner site within the principle shopping/commercial area of Penistone Town Centre. The building is set adjacent to The Old Crown Public House and a Hairdressers.

The building is not listed, however it set within the Penistone Conservation Area and opposite to the former Cloth Hall and the former Midland Bank which are Grade II Listed Buildings.

The building is an attractive stone built two storey building with a flat roof and it appears to have been designed specifically for this corner plot. The property does not have any parking, however there is an access to the rear and bin storage areas. The building has the benefit of planning approval 2019/0880, which expires 14th November 2022, for a change of use into a drinking establishment however the works have not yet commenced. A further application was then submitted in 2020 for the alteration to an existing window and a glass roof lantern which was approved under application ref 2020/0572.

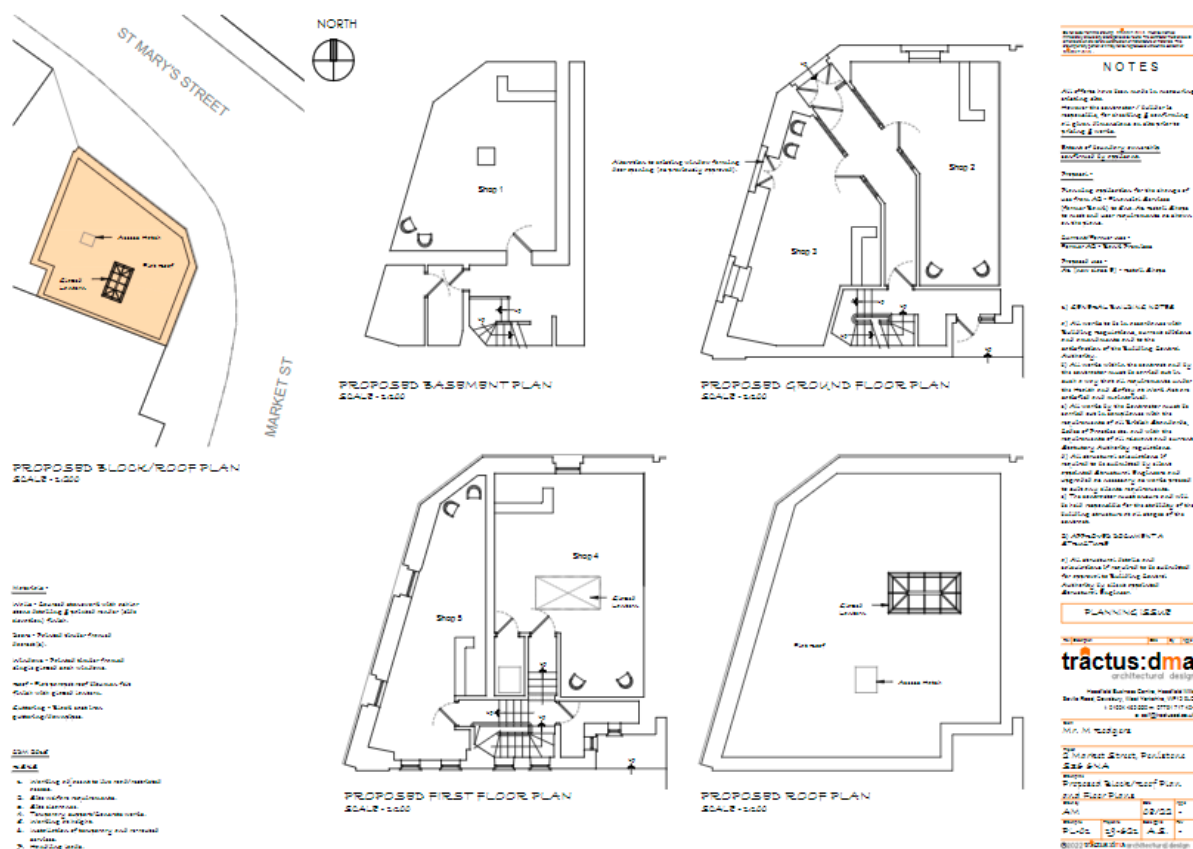


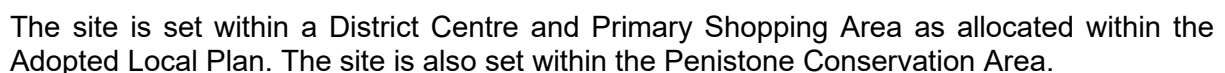
The proposal involves the change of use from Financial Services (Bank) to 5no. retail units including proposed alteration to an existing window forming door opening and installation of a glass roof lantern. The shop units consist of (approx.):-

- Shop 1 – 29sqm
Shop 2 – 27sqm
Shop 3 – 26sqm
Shop 4 – 36sqm
Shop 5 – 24sqm

Monday-Saturday – 09:00 hours to 17:00 hours
Sunday – 10:00 hours to 16:00 hours

Within the use classes order the existing use is a Class E use and the shops (retail) would also be covered under class E.





Penistone is one of the smaller district centres. Penistone is a historic market town which has its main retail and service offer concentrated on Market Street which is further enhanced by the new Market Hall and Tesco supermarket. The overall vitality and viability is much better than average. Penistone has many strengths including the availability of pubs, cafes and restaurants, the market, the availability of food shopping, the evidence of recent investment by retailers, the very low vacancy rates, good pedestrian flow and public transport access, a feeling of security and high quality of the open spaces and landscaping. Aims for the future of Penistone are to improve the availability of leisure, cultural and entertainment activities, and to improve car parking and movement for pedestrians, cyclists and the disabled. Since the potential for expansion in Penistone has already taken place with the recent Tesco supermarket, the strategic direction for Penistone is to intensify within its existing boundaries.

The following policies are also of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy Poll1 Pollution Control and Protection
- Policy TC1 Town Centres
- Policy TC2 Primary and Secondary Shopping Frontages
- Policy HE1 The Historic Environment
- Policy HE3 Development affecting Historic Buildings

Penistone Neighbourhood Plan

Their vision statement states:

“Our well conserved town will be a vibrant centre, with shops, businesses and services such as the Penistone Paramount cinema flourishing and meeting the needs of the local population”

Policy LE1 Increase the vitality of Penistone town centre

a) Proposals for new commercial activity within Penistone town centre are encouraged (A1-A5)

NPPF

The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied.

Consultations

Penistone Town Council – No comments received

Conservation Officer – No objections

Highways – no objections

Ward Councillors – No comments received

Representations

The application was advertised by way of neighbour letters, a site and a press notice.

1 letter of support has been received which states:-

'I would like to put on record my support for application reference 2022/0911 which relates to the redevelopment of the former NatWest bank in Penistone.

Anything that brings additional footfall/revenue into Penistone, and reopens a beautiful building absolutely has my support.'

Assessment

Principle of Development

The site is within the District Centre of Penistone. The building has an existing planning permission for a drinking establishment use. The proposal now proposes the change of use of the building into 5 small retail units which are acceptable uses within the district centre and on a primary shopping frontage in accordance with Local Plan Policies TC1 and TC2.

The existing bank use falls under a Class E use. Retail uses now also fall under Class E of the use classes order, which would allow the units to be used for a range of uses, which include commercial, business and service uses. Given the existing permitted use and the small size of the units, they would have limited potential to be used for some of the uses allowed for under use class E (such as sports/recreation and nursery uses etc) therefore it is felt that limiting the use class to Class E a (retail only) would be unreasonable in this instance, as other uses within Class E would also be appropriate within the Town Centre.

The building is also set within the Penistone Conservation Area and close to Listed Buildings therefore the impact of the changes to the elevations should be considered against policies D1, HE1 and HE3 of the Local Plan.

Residential Amenity

The closest residential properties are the flats which are situated above the adjacent commercial premises. The Council's Regulatory Services Section have not commented on the application; however they raised no objections to the previous change of use application into a drinking establishment and were satisfied with the opening hours 10am – Midnight.

The applicant is now proposing that the building would be used for five separate retail uses (Class E). The existing Class E use does not currently have a limit on opening hours. Whilst there are five separate uses, the units are small and as such should not cause any significant harm or increased disturbance to adjacent residents than the existing drinking establishment permission (not yet implemented). This is considered to be acceptable in accordance with policy Poll1 of the Local Plan.

Visual Amenity and Impact on Listed Buildings/Conservation Area

The building is set within the Penistone Conservation Area and close to Listed Buildings. The Conservation Officer has no objection to the proposal and states:- 'I have checked the plans and raise no overall objections. The changes are slight (one window to a door and the low pitched roof lantern), otherwise there is little change. I would request that the lantern is framed with black metal framing but otherwise no detailed comments. Overall I would advise the proposal is perfectly in keeping with the conservation area setting. As such I support.'

The proposed new door and roof lantern are considered to be acceptable and would not harm the appearance of the building or the Listed Buildings/setting of the Conservation Area, in

accordance with policy HE1 and HE3 of the Local Plan. Any signage would be subject to separate Advertisement Consent application/s.

Highways

The Highways Officer has been consulted and has no objections to the proposal. The site is located on a corner plot on B6462 Market Street, a town centre classified road with a 30mph speed limit and at the junction with St Marys Street. The building is set within the centre of Penistone close to services, amenities and facilities. The existing site has no vehicle parking, however as the site is located in a highly sustainable town centre location where visits to the retail units are likely to be combined with trips to other shops and services, therefore the lack of parking will not have a severe impact on highway safety or the highway capacity. The existing servicing arrangements would apply to the rear of the building and there are public car parks within the area which can be utilised for parking for customers.

Whilst the application proposes to change the use of the site to provide 5 smaller retail units, the Highways Officer states that the proposed use would unlikely generate additional vehicle movements, compared to the permitted use as a bank. Given the sites sustainable location, there are no objections to the proposal. The proposed change of use of the building to 5 retail units will be unlikely to impact upon highway safety or the local highway network in accordance with Local Plan Policy T4.

Recommendation

Grant subject to conditions