

**2024/0569**

Premier Inn Hotels Ltd

Conversion of existing hotel restaurant into additional hotel bedrooms and breakfast room.  
Extension and alterations to building and associated works

Premier Inn Hotel and Beefeater Restaurant, Meadowgate, Dearne Valley Parkway,  
Wombwell, Barnsley, S73 0UN

### **Planning History**

2007/0559 - Erection of a two-storey extension to the hotel to provide an additional 22 bedrooms, with alterations to the car park and access – Approved with conditions

### **Description**

The site comprises a Premier Inn hotel and a Beefeater restaurant with associated car parking and landscaping. The hotel is constructed of red brick with areas of render, and brown window frames and doors.

The hotel and restaurant occupy a one/two storey building which is set to the northern half of the site. The hotel provides a total of 63 bedrooms and has been previously extended with a two storey extension. The restaurant has a children's play area and outdoor dining area to the south of the building. The hotel and restaurant are served by 107 car parking spaces, including six disabled bays, situated to the south of the building. The car park is shared between the two uses. Vehicular access to the car park is taken from Meadowgate, to the north.

In terms of the surrounding area, there are employment units to the north, west and east of the site. To the south is Wath Road Roundabout and the A6195 with residential developments beyond. The site is not within or adjacent to a conservation area, and there are no listed buildings on or adjacent to the site.



## Proposed Development

The proposal involves the conversion of existing hotel restaurant into additional hotel bedrooms and breakfast room. Extension and alterations to building and associated works.

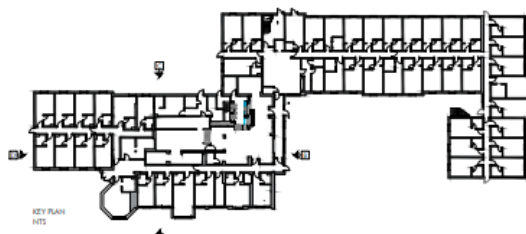
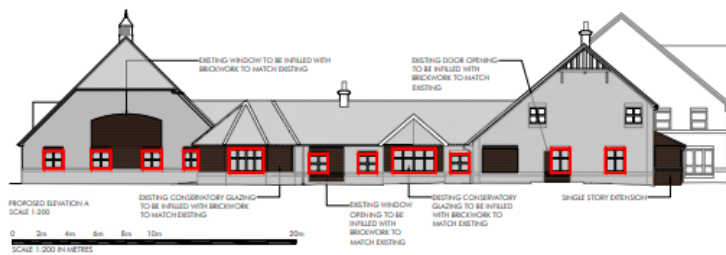
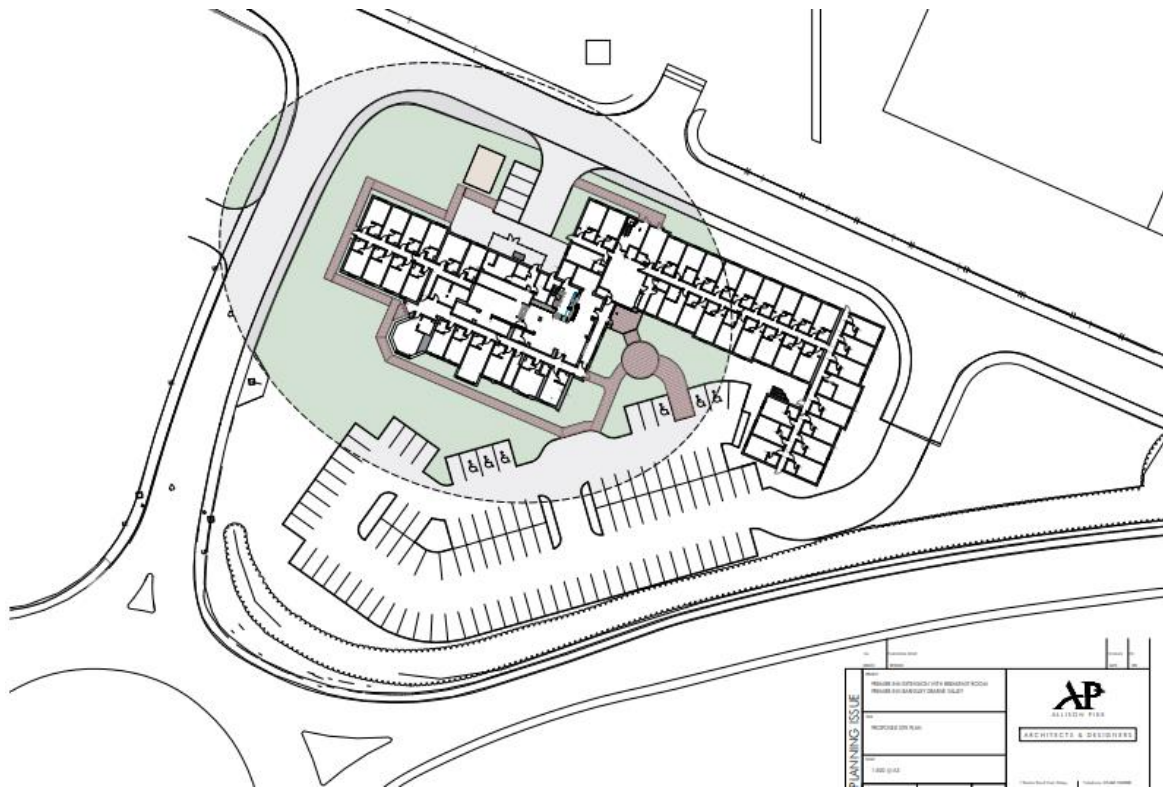
It is proposed to convert the existing Beefeater restaurant into hotel rooms and a breakfast room. An additional 23 bedrooms will be provided on site in addition to a breakfast room, which will be available for hotel guests only. In order to facilitate the conversion, a number of alterations to the elevations of the restaurant will be carried out.

These alterations consist of the removal of existing windows and doors on the northern, western and southern sides of the building, the installation of new windows and doors to match the existing hotel and the infilling of openings with brick to match the existing building.

In addition to the elevational alterations, a single-storey extension to the eastern side of the restaurant will be erected. The extension will measure 20.2sqm and will be finished with materials to match the existing building. The extension will provide an internal corridor link between the existing hotel and the new bedrooms and breakfast room.

The agent states that the proposed development will meet 'Premier Inn's operational requirements at this location and will help to address the identified bedroom demand. No alterations are proposed to the car park or the site's access arrangements. The hotel's servicing arrangements will remain unchanged. Three new cycle stands, conveniently located near the hotel entrance, will be installed. The children's play area and outdoor dining area to the south of the building will be landscaped with amenity lawn and new footpaths.'

The application is supported by a Transport Statement, Sustainability Statement, Drainage Statement.





## Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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 allocated in the Local Plan as Urban Fabric. The following Local Plan policies are relevant to this site:-

SD1 Presumption in favour of sustainable development  
 GD1 General Development  
 LG2 The Location of Growth  
 E5 Promoting Tourism and encouraging Cultural Provision  
 E7 Loss of Local Services and Community Facilities in Villages  
 T3 New Development and Sustainable Travel  
 T4 New Development and Transport Safety  
 D1 High Quality Design and Place Making  
 I2 – Educational and Community Facilities  
 BIO1 Biodiversity and Geodiversity  
 Poll1 Pollution Control and Protection

### SPD's

-Parking

## NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

### **Consultations**

Highways – No objections subject to condition

Ward Councillors – No comments received

Pollution Control – No objection

Yorkshire Water – No objection subject to condition

Drainage – Details to be checked by Building Control

### **Representations**

A site notice was posted adjacent to the site and immediate neighbouring premises consulted. 1 letter of objection has been received which states:-

'The Barnsley Branch of CAMRA, the Campaign for Real Ale, wishes to object to this proposed change of use. The Meadows is/was not a 'hotel restaurant' - it operated as a public house, accessible to the general public, not just hotel residents. As with any pub, you could visit just for a drink if you wished - there was no requirement also to buy a meal. The pub was well used by local people, especially families. A valued community asset would therefore be lost should permission for the development be granted.'

### **Assessment**

#### Principle of development

The site is set within an area of urban fabric, within a previously developed existing hotel site. The proposal involves the change of the existing hotel restaurant into additional hotel bedrooms and breakfast room. The proposal will support the tourism industry and secure the conversion of an existing building in an accessible location. The proposal complies with policy E5 of the Local Plan in this regard.

In order to accommodate the additional hotel bedrooms, the existing Beefeater restaurant will be converted and extended. Policy E7 Loss of Local Services and Community Facilities in Villages states that permission for changing the use of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, post offices and petrol stations; to new uses will only be allowed if it can be shown that: "The business or facility cannot be economically successful; or The change of use would not have a significant effect on the ability of local people to access local services."

An objection has been received with regard to the loss of the drinking establishment, however the agent has stated that the majority of customers visit the Meadows Beefeater Restaurant to eat a meal. This is reflected within the internal layout of the premises and the restaurant was built with the adjoining Premier Inn hotel. The business model is that hotel guests (and the wider community) dine at the restaurant, since it can provide breakfast, lunch and dinner for guests. The restaurant is therefore not a wholly a public house and would be Class E use. Whilst the loss of the restaurant is regrettable, it is not located centrally to the community, being based in predominantly industrial surroundings, and is not easily accessible by walking, cycling and public transport making it difficult to function as a community facility. The site is not set within a village and its conversion is required to accommodate the additional bedrooms proposed without having an adverse impact on the amount of hotel car parking. There are other such restaurant facilities within the area therefore the loss of the restaurant is not considered to be a significant loss of a service/community facility and therefore not a reason to refuse permission on this basis alone.

Overall, the principle of development for the conversion and extension of the hotel restaurant to provide an additional 23 bedrooms and a breakfast room is considered to be acceptable. The proposal is therefore acceptable in principle, subject to policy GD1 and the impact of the proposal upon visual amenity, residential amenity and highway safety.

#### Residential Amenity

The closest residential properties are some 60m away from the site to the south east, therefore there should not be any significant impact upon residential amenity. The Pollution Control Officer has confirmed that there are no objections to the proposal. The proposal is therefore acceptable in terms of Local Plan Policy Poll1.

#### Visual Amenity

The proposed extension and alterations to the restaurant will be constructed of matching openings and materials. The extension will therefore appear as part of the original development once constructed/converted.

The proposal and extension is therefore acceptable in terms of visual amenity and will not harm the appearance of the industrial unit or the site as a whole in accordance with policy GD1 and D1 of the Local Plan.

#### Highway Safety

The Highways Officer has been consulted and has provided the following comments:-

“Although Meadowgate suffers from significant on-street parking, there have been attempts to address this by opening a large off-site car park for staff at nearby industrial units. Furthermore, the Transport Statement provided by AMA successfully demonstrates that the pub/restaurant presently generates more traffic than the change of use to additional accommodation would. As such, Highways officers would not wish to raise any objection to the proposals. No specific conditions are deemed necessary.

The proposal is therefore acceptable in terms of Highway Safety in accordance with Local Plan Policy T4.

**Recommendation**

**Grant** subject to conditions