

**Application Reference:**

2026/0054

**Site Address:**

Tesco Stores, Market Lane, Penistone, Sheffield, S36 6TS

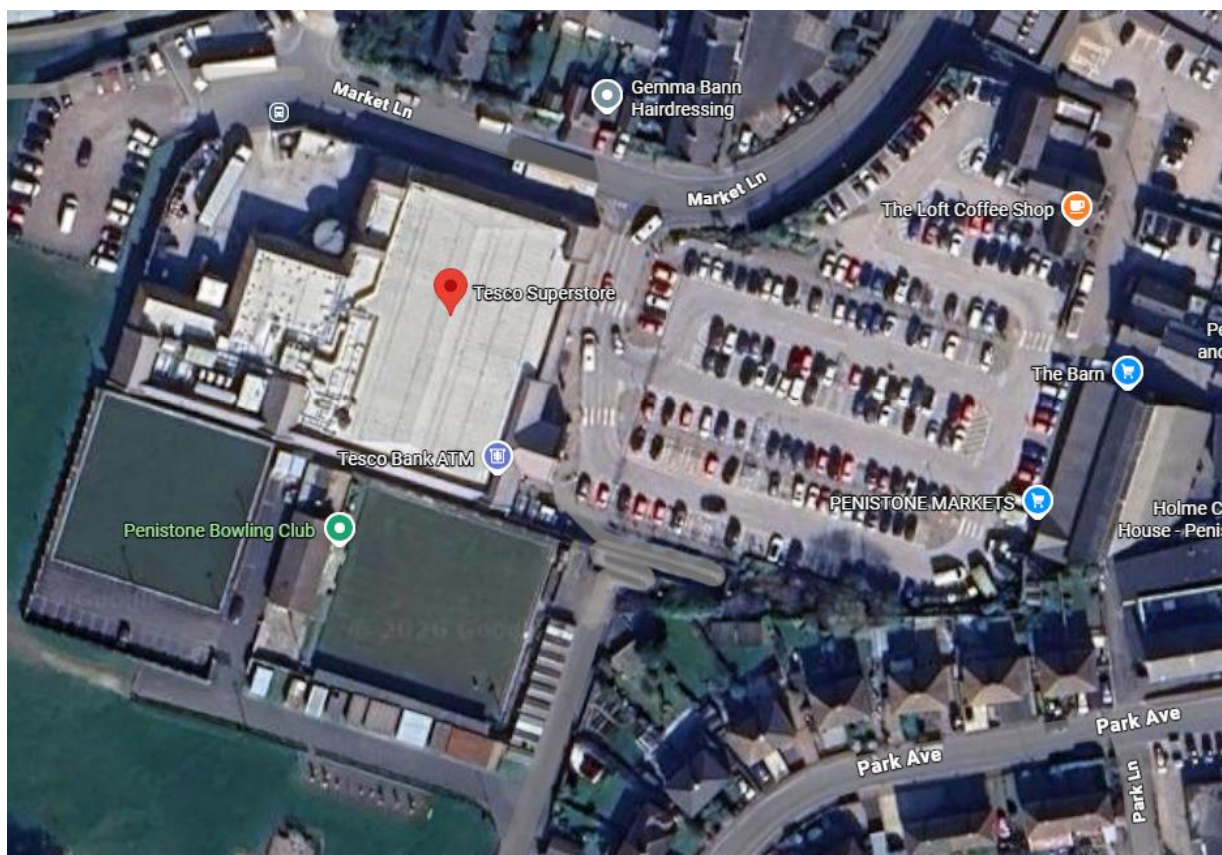
**Introduction:**

This application seeks full planning permission for the installation of a modular banking cabin, within a pedestrian area of the adjacent Tesco Store, Penistone.

**Relevant Site Characteristics**

The site is situated to the west of Penistone town centre, with access taken from Market Lane via the Bridge Street and St Mary's Street roundabout. It lies adjacent to a large Tesco supermarket to the east and near the Penistone Show Ground to the west of Barnsley.

The modular banking hub is to be positioned within the Tesco supermarket pedestrian area which currently contains an existing trolley hoop and ATM unit. It is set opposite the main store entrance, with residential properties set to the south along Park Avenue and a Bowling Green to the west. There is a high stone wall set along the site boundary, which is set to the rear of the proposed banking unit.





### Site History

2015/0051 - Variation of condition 3 of app 2006/2003 - (Development of retail foodstore) substitution of existing car parking spaces for 'click and collect' parking spaces – Withdrawn

2021/0041 - Installation of LCD media screen and 3 flag pole signs (Retrospective) – Approved

2015/0052- Installation of 5 no. non-illuminated free standing fascia signs and 2 no. wall mounted fascia sign – withdrawn

2014/0872 - Display of free standing non illuminated wall signs and directional sign – withdrawn

2010/0736 - Display of various illuminated and non illuminated signage connected to Tesco store – Approved

2009/1504 - Variation of Condition 1 of Planning Consent 2007/0854 - changes to car park layout, loss of fur and feather market building and landscaped/seating area, amendment to sub-station location, creation of entrance lobby, and alterations to site level of store – Approved with conditions

2008/0828 - Application to seek discharge of condition 23 on application 2006/2003 (Development of (use class A1) retail foodstore, market stalls and enclosure, fur and feathermarket buildings and associated access, parking and landscaping - Withdrawn

2007/0854 - Variation of Condition(s) - Variation to condition 3 of planning consent 2006/2003 - changes to site layout and foodstore elevations – Approved with conditions

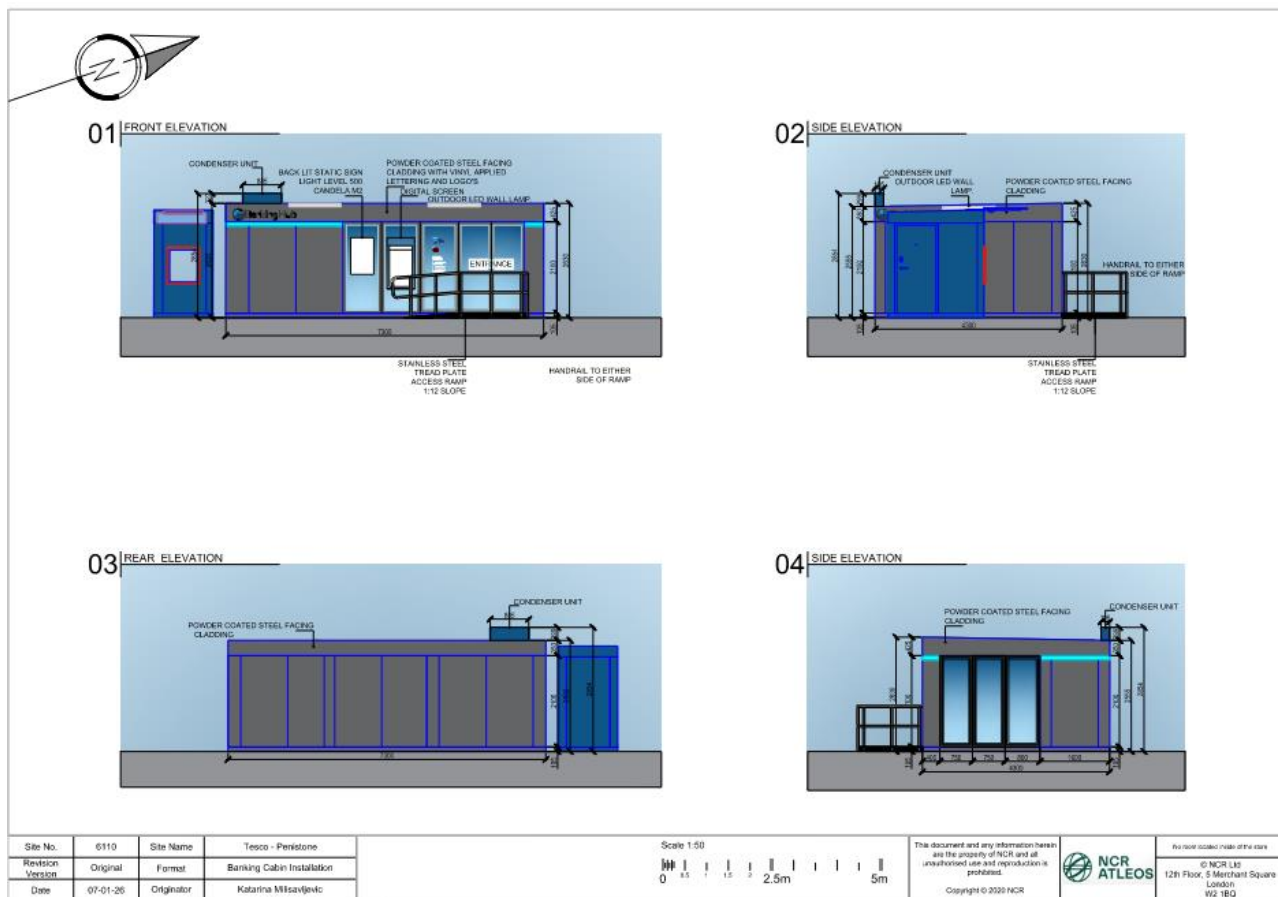
2007/0860 - Variation of Condition no. 19 of planning consent 2006/2003 - Restriction on delivery hours at store – Approved

## Proposed Works

This application seeks full planning permission for the installation of a modular banking cabin adjacent to the Tesco Store, Penistone. It is to replace an existing trolley hoop and ATM unit within a pedestrian area of the Tesco Store site set to the south west of the store entrance.

In dealing with the application, the following additional details have been provided by the agent:-

- Provision of Construction Method Statement
- Details provided of air conditioning/heat pump
- Details of finish of building



The Banking Hub is a permanent structure and follows a modular design and is to be fabricated and built offsite at the supplier's factory. The build will then be transported to the Tesco site, minimising the works on site. The hub is approximately 30m<sup>2</sup> in floor area excluding a small perimeter access area surrounded by anti-ramraid bollards linked to an existing pedestrian

footpath. The internal layout of the hub itself would provide a main cashier desk and private meeting room space.

The outer envelope of the modular unit will be made from powder coated steel in grey. Light strips and a small condenser will also be fitted to the cabin.

The agent has confirmed during the application process that *'the height from the pavement to the top of the retaining wall is 3568mm. The height of the cabin with condenser/aircon unit from the pavement is 2854mm.'*

*In terms of the materials proposed, the 'back' of the cabin will be close to the retaining wall and both 'ends' of the cabin will be close to the store or the new ATM housing, there will be no blue vinyl wrap at all on the cabin. The only advertisement will be on the 'front' elevation where the customer access and exits the cabin as per Elevation 1.'*

In terms of the use, the applicant states that the *'Banking Hub will be used as a cash and basic banking facility, providing cash transactions via the counter service, and basic banking support through a rotation of Community Bankers from CAUK's member banks.'*

*This will be incredibly beneficial for all members of the community including local business, who have all been affected by recent branch closures and lack of access to cash and banking services in the town and surrounding area.*

*The Banking Hub fulfils a regulatory requirement under the FCA and so the community are assured of consistent opening hours, availability and service.*

*CAUK's agreement with Tesco includes provision of welfare facilities within the Tesco store, including toilets for staff and customers, and the break room/canteen use for staff.'*

The applicant has also submitted the following information to support the application:-

*'An assessment has been carried out by the client and driven by the need for the community to have access to banking facilities in the town and local area.'*

*Physical - From a physical perspective, the design of the banking hub will not adversely affect its surrounding environment with the relocation of 2 trolley bays and ATM housing.*

*Social – Enabling the Tesco supermarket to not only have a retail offer but financial services to benefit all.*

*Economic - Either whilst visiting their local Supermarket or just requiring the use of local banking facilities, the Penistone community will have access to standard financial professional services and the ability to undertake banking transactions.*

*Policy – We see no adverse effect on current planning policy for the introduction of these services or siting the hub into this location.*

*Evaluation - Has taken place at an early stage to decide on hub location. Assessing the feedback from local groups as well as the location options within the town provided rationale and evidence to support a Banking Hub at the Tesco store. This was particularly related to accessibility, convenience and ability to provide a purpose-built structure suitable for the requirements of a Banking Hub, where other options in the locality did not.*

*Visits to and surveys of the Tesco site and engagement with the Store Manager and Head Office staff were used to evaluate the options of hub placement within the carpark.*

*This enabled CAUK to choose a prime location for the hub - for customers and hub staff to safely journey from hub to store and vice versa; for convenient parking close to the hub with easy and safe access via the footpaths; to minimise disruption to store parking and flow of traffic; and to ensure minimal impact to any businesses or residences around the Tesco perimeter.'*

*Insight gathered on the local area and the Tesco vicinity has informed the Banking Hub designs; for example, the installation of lighting on the external of the hub to provide visibility at night and deter groups from loitering around the hub outside of operational hours. Evaluation of the local public transport has also provided further support for the hub location, with a bus stop directly outside the store's main entrance.'*

## **Relevant Policies**

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The site is allocated as a Primary Shopping Area, within the District Centre of Penistone, as allocated within the Local Plan Proposals Maps and therefore the following policies are relevant:

The overall Tesco site also overlaps with the Penistone Conservation Area. █

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)

### Relevant Supplementary Planning Documents

- Parking

### National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 6 - Building a strong, competitive economy

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting Sustainable Transport

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

Paragraph 98.- To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services

Paragraph 116 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 131 – Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Paragraph 135 – planning decisions should ensure that developments function well, add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character, establish a strong sense of place, optimise the potential of the site and create safe, inclusive and accessible places that promote health and well-being.

Paragraph 212 - Great weight given to an asset's conservation, irrespective of the degree of harm

Paragraph 213 - Any harm to or loss of significance will require clear and convincing justification

Paragraph 219 - LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

## **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted at the site.

No comments have been received as a result of these consultation.

## **Consultee responses**

Highways – No objections subject to amended plans

Pollution Control – No objections subject to condition

Ward Cllrs – No comments received

Drainage – No objections details to be checked by Building Control

Yorkshire Water - No comments received

Penistone Town Council – No comments received

Coal Authority - No objections subject to informative

SYMAS – No objection subject to informative

## **Planning Assessment**

### Principle

The site is within the District Centre of Penistone and within a Primary Shopping Area. The proposed bank use falls under a Class E use which is an appropriate use within the District Centre, where shopping/retail/commercial uses are expected. This is supported by policy TC1 Town Centres which states that support will be given to maintaining and enhancing the vitality and viability of the hierarchy of centres specified within the Local Plan. The addition of a further banking facility within Penistone is considered to be of benefit to the Primary Shopping Area.

The overall Tesco site overlaps with the Penistone Conservation Area, therefore the impact of the proposed building should be considered against policies D1, HE1 and HE3 of the Local Plan.

#### Impact upon Visual Amenity and the Conservation Area

As the overall Tesco site overlaps with the Penistone Conservation Area, the Conservation Officer has been consulted and has provided the following comments:- 'This full planning application proposes the installation of a modular banking cabin at the south-west corner of the Tesco store car park in Penistone, replacing an existing trolley hoop and ATM unit, which are to be relocated.

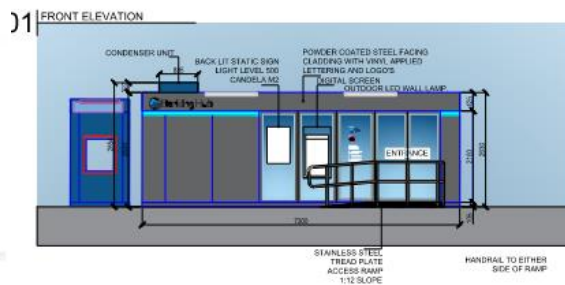
The site lies within the setting of the Penistone Conservation Area, though this area is largely surrounded by modern development, most notably the Tesco store. It should be noted however, that the store itself was designed to respect the conservation area over the long-term using natural sandstone, which would darken gradually as it weathers.

The proposed banking unit would provide a clear benefit to the Penistone area by introducing a local banking hub within the market town. From a conservation perspective, its location raises no concerns in terms of impact on the conservation area or its significance. However, clarification is required in relation to the colour and external finish of the unit. The submitted elevations indicate a powder-coated steel structure, which is considered acceptable in principle, but no final colour or finish has been specified.

While there are no concerns in principle, it would be helpful to explore whether alternative colour options - such as a lighter grey - could be used to better respect the character of the conservation area and the recent Tesco development, and to avoid a dark or visually prominent appearance.

Consequently, the modular banking unit in principle is considered to offer a positive contribution to Penistone. However, the colour and finish of the unit should be clarified to ensure its appropriateness in this location in respect to the conservation area and recent development.'

Following a request for further information in terms of the colour of the unit this would be a powder coated steel in grey, the agent has also confirmed that 'in terms of the materials proposed, the 'back' of the cabin will be close to the retaining wall and both 'ends' of the cabin will be close to the store or the new ATM housing, there will be no blue vinyl wrap at all on the cabin. The only advertisement will be on the 'front' elevation where the customer access and exits the cabin as per Elevation 1.'



The Conservation Officer has confirmed that the proposed finish as shown on the elevation drawings is acceptable in terms of the impact upon the character of the Conservation Area.

In addition to the above policy D1 of the adopted Barnsley Local Plan states that 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 features of Barnsley. Policy D1 also sets out a number of design principles that new development should adhere to in terms of its layout and design.

Overall, this permanent modular building, is of an acceptable, simple, purpose built design, and is acceptable in terms of visual amenity and design and in accordance with Local Plan Policy D1 and HE1. The impact upon the street scene and the Conservation Area is considered to be moderate.

### Impact on Residential Amenity

The site is set on the boundary of the Tesco Stores site, with residential properties set to the south along Park Avenue and a Bowling Green to the west. Following the submission of further information relating to the location of the proposed air conditioning/heat pump unit, the Pollution Control Officer has been consulted and has no objections to the proposal. The unit and any plant should not cause any significant noise issues given that it would be screened by a large stone wall along the boundary of the site.

Given the small scale of the development and its location within the existing store site, it is not felt that there would be a significant loss of privacy to adjacent dwellings, nor is use significant in terms of increased activity/disturbance, as the site is set adjacent to the existing Tesco Store and within the Primary Shopping Area. The scheme is therefore not considered to be detrimental to residential amenity in accordance with policy GD1 and POLL1 of the Local Plan. The impact upon residential amenity is considered to be moderate.

### Highways

The site is to the west of Penistone town centre, with access taken from Market Lane via the Bridge Street and St Mary's Street roundabout. It lies adjacent to the large Tesco supermarket, and customers are expected to use the existing superstore car park to access the facility.

Only one parking space is lost as a result of the proposed development, and this is the secure parking space for banking deliveries, although it appears to be used by the general public. Once the construction work is complete, there will be very few highway implications with negligible additional traffic generated by the facility.

As such, the scheme is acceptable from the perspective of highway safety, however it is important that the initial construction work is carried out safely. The Highways Officer

requested the submission of a Construction Method Statement, which has been provided and agreed with the Highways Officer.

The Highways Officer has no objections to the proposal and there should be no significant impact upon highway safety in accordance with policy T4 of the Local Plan and the Parking SPD. As a result the impact upon Highways is considered to be moderate.

### Coal Mining

The proposed development is located within a Mining Remediation Authority High Risk Planning Referral area. The applicant has provided a Coal Mining Risk Assessment Report, dated 13th Jan 2026 by Arbtech. In summary the report concludes mining legacy risks are low and the proposal can proceed with the adoption of suitable foundation solutions to mitigate residual risks. SYMAS has confirmed that they have no objection to the proposal and that if planning permission is granted it is recommended that the Mining Remediation informative note is attached to the decision notice. As a result the impact upon Coal Mining legacy is considered to be moderate.

### Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant site specific policy, relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be an acceptable and justified form of development.

### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Provision of Construction Method Statement
- Details provided of air conditioning/heat pump
- Details of finish of building

**Recommendation:- Approve with conditions**