



PLANNING CONSULTATION RESPONSE

Application No	2026/0166
Proposal	Erection of 3 x retail units (Use Class E) with car parking, EV charging points and associated works following the demolition of the existing buildings/structures
Address	Land west of Brampton Road, Wombwell, Barnsley
Date of Consultation Reply	27 August 2026
Consultee	Planning Policy

Consultation Assessment and Justification

The proposal relates to the redevelopment of a 0.21ha site in mixed use as a car wash, tyre shop, car sales area and barbers. The site is within an area designated as Urban Fabric on the Local Plan policies map.

The proposal includes the extension of existing parking provision of 6 spaces to 30 spaces. The existing buildings are 465sq m and the proposed building would have a total floor area of 615sq m. The proposal indicates that 391sq m of the building would be in use class E(a). It is not entirely clear whether one of both of the 2 x 112sq m units will be used as 'food-to-go retailers' (which it is understood are hot food takeaways). It is further indicated that the proposal will result in 5 employees.

The revised National Planning Policy Framework 2026 (Framework) has been published since the application was submitted.

Retail policy

The application is supported by a retail sequential assessment, a requirement of Local Plan policy TC1 and of Framework policy TC3. It is considered this satisfactorily demonstrates that there are no sequentially preferable sites or buildings in Wombwell which could accommodate the proposal. However, advice will be required from Rotherham MBC as regards to the adequacy of the assessment as it applies to town centres in Rotherham Borough.

The submission makes the case that the proposal complies with Local Plan policy TC5. This is not accepted as there are two convenience shops in walking distance of the proposal, which indicates that there is no need for additional convenience shops; and the proposal is supported by a large dedicate car park which indicates that the proposal is not designed to encourage trips by pedestrians and cyclists and would encourage car trips.

Hot food takeaway policy

The proposal is not yet clearly established – the two smaller units are referred to as being either retail (class E a) or as food-to-go retails (which it is understood are hot food takeaways)

Framework policy HC5 states that development proposals for hot food takeaways should be refused within reasonable walking distance of places where children and young people congregate, unless the location is within a designated town centre. In addition, the Council's HFTA SPD and PAN indicate that

- (SPD) The protection of the living conditions of nearby residents will be a significant issue when considering application for hot food takeaways



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- (PAN) That proposals for hot food takeaways in wards where the proportion of children 10 to 11 years classified as overweight is more than 40% are more likely to be in conflict with the NPPF – in Wombwell ward, this figure is 44.7%, but the 2026 Framework policy HC5 states that permission should only be refused where there is evidence that a concentration of hot food takeaways is having an adverse impact on local health, pollution or anti-social behaviour. Evidence that of a concentration of such uses would be required if the proposal were to be considered to be in conflict with this limb of the policy, and the PAN.
- (PAN) That proposals for hot food takeaways will be refused outside of a designated town/district/local centre where the proposals is within 800m walking distance of places where young people congregate, such as playgrounds (reflecting PPG advice on creating a healthier food environment). While the walking distance specified is now out of kilter with Framework policy HC5, the proposal remains contrary to the PAN because the site is within reasonable walking distance of a playground.

The application site is not in a designated town centre and Everill Close greenspace that includes a MUGA, a LEAP and a kickabout area is within 232 metres. As this is a location where children and young people are likely to congregate and is within 400 metres of the application site (the distance specified as reasonable walking distance for the purpose of policy HC5 in the Framework glossary), it follows that the proposal is contrary to the policy and the HFTA PAN and permission should be refused for the proposal unless the planning balance indicates otherwise.

Other

Substantial weight should be given to the proposal for commercial development, in accordance with Framework policy E2

Weight should also be given to the proposal for the provision of electric vehicle charging, in accordance with Framework policy TR4. Evidence of the speed/suitability of the electricity network to deliver will be required so that appropriate weight can be determined.

Conclusion

Comments should be sought from Rotherham MBC regarding the adequacy of the retail sequential assessment as it applies to town centres in Rotherham Borough.

In its current form, the application is contrary to Framework policy HC5 and unless the planning balance indicates otherwise, the application should be refused.

If the application were amended to delete reference to hot food takeaways, and subject to the receipt of comments from Rotherham MBC, then the principle of a proposed retail development of three shops would be acceptable.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*