

<b>Application Reference Number:</b>	2025/0928
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<b>Application Type:</b>	Full
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<b>Proposal Description:</b>	Installation of 3 x 2 fan gas cooler and 3 x Compressor Packs positioned on a new concrete plinth with associated 2.7m high Hit and Miss Timber fence and access gate
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<b>Location:</b>	Tesco Supermarket, Wombwell Lane, Stairfoot, Barnsley, S70 3NS
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<b>Applicant:</b>	Mr Ben Train (Tesco PLC)
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<b>Third-party representations:</b>	None	<b>Parish:</b>	None
		<b>Ward:</b>	Stairfoot

**Summary:**

This planning application seeks the installation of 3 x 2 fan gas coolers and 3 x Compressor Packs positioned on a new concrete plinth with an associated 2.7 metres high Hit and Miss Timber fence and access gate.

The site falls within Urban Barnsley and Wombwell Lane, Stairfoot Retail Park as allocated by the adopted Local Plan. The equipment and fencing are considered acceptable in principle if proposals would not significantly adversely affect residential and visual amenity and highway safety.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

**Recommendation:**

Approve subject to conditions

## Site Description

The application site is the Tesco supermarket at Wombwell Lane. The location of the specific works proposed is at the southeast edge of the main building close to the front elevation.

### Location Plan

Site Address: Tesco Supermarket, Wombwell Lane, Stairfoot, Barnsley, S70 3NS



Date Produced: 16-Oct-2025

Scale: 1:2500 @A4



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## Relevant Planning History

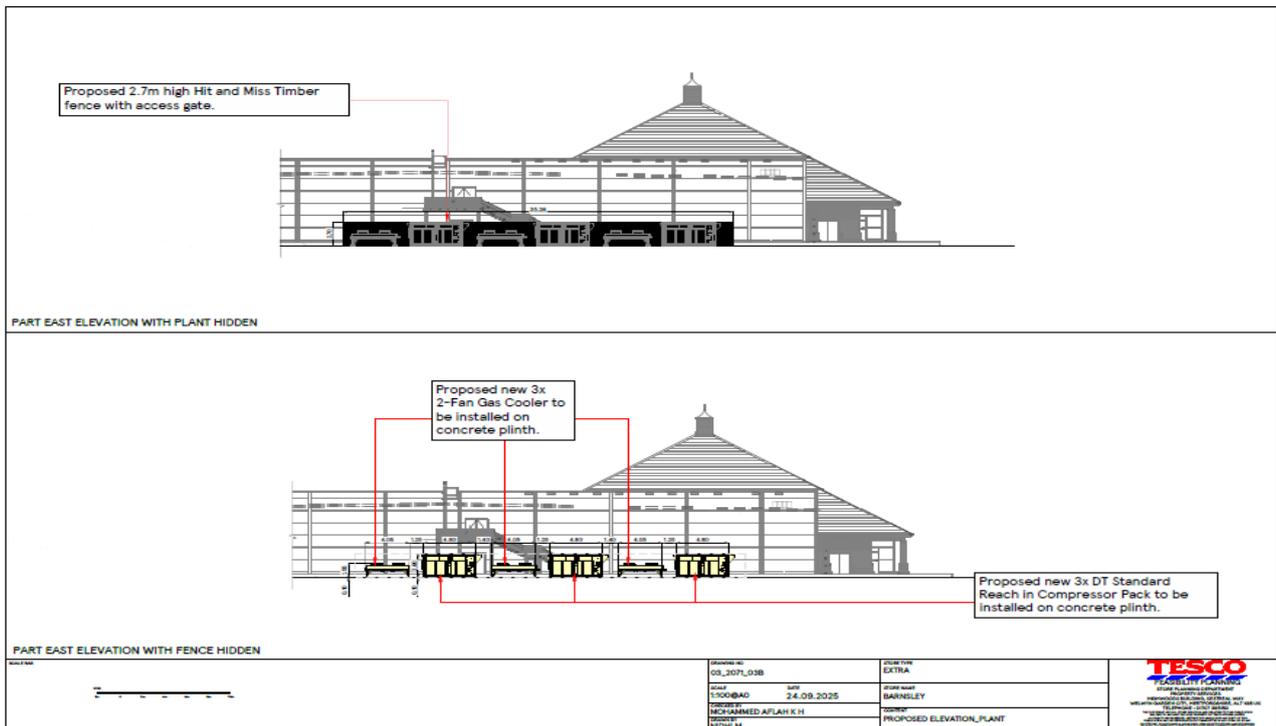
There are various planning applications associated with the site, the most recent and relevant are.

Application Reference	Description	Status
2006/1522	Erection of extensions and installation of mezzanine floor to store, alterations to car park, access, servicing and landscaping and change of use to form park and ride facility	Approved with Conditions
2007/0101	Erection of single-storey extension and canopy to side	Approved with Conditions
2008/0782	Variation of condition No. 2 of planning application 2006/1522 - Alteration of approved superstore entrance and relocation of home shopping facility	Approved with Conditions
2008/1695	Erection of illuminated lighting scheme for car park	Approved with Conditions
2009/0953	Display of 18no. fascia signs and 13no. other signs to Tesco store and petrol station.	Approve
2011/1101	Display of various non illuminated signage to grocery pick up point	Approved with Conditions
2014/0498	Display of various illuminated signage including a roof mounted sign to superstore	Approved with Conditions
2019/0194	Installation of solar photovoltaic panels on roof top of supermarket building (Notification for Prior Approval)	Prior Approval - Granted
2019/1296	Erection of 3 no. flag pole advertisements and 1 no. 42" LCD media screen for EV charging area located within existing car park	Approved with Conditions

2023/0660	Proposed new click and collect parking and canopy above, supported on steel posts and 5x new bollards, Existing Dotcom Parking Zone re-configured with 2x additional parking bays and access gate, Fence, Armco barriers with charging stations re-aligned as and 1x new pedestrian access gate	Approved with Conditions
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## Proposed Development

The applicant seeks approval for the installation of 3 x 2 fan gas coolers and 3 x Compressor Packs positioned on a new concrete plinth with an associated 2.7 metres high Hit and Miss Timber fence and access gate.



## 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 on 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.

### **Local Plan Allocation – Urban Barnsley / Wombwell Lane, Stairfoot Retail Park**

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

**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 Poll1: Pollution Control and Protection** – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

**Policy TC4: Retail Parks** – Indicates that retail warehouses will be allowed in retail parks and that other uses will be allowed where the role, character and function of the retail park will not be adversely affected.

**Policy T4: New Development and Transport Safety** – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

#### 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 12 - Achieving well-designed places

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.

### Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. None are deemed pertinent in this case.

### **Consultations**

Highways Development Control (DC) were consulted and raised no objections.

Pollution Control were consulted and raised no objections.

Public Rights of Way were consulted and raised no objections.

Stairfoot Ward Councillors were consulted and raised no objections.

### **Representations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour notification letters were sent to surrounding properties. No comments were received.

### **Assessment**

The main issues for consideration are as follows:

- The acceptability of the additions
- The impact on the character of the area
- The impact on residential amenity
- The impact on highway safety

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of Development

The site falls within Urban Barnsley and Wombwell Lane, Stairfoot Retail Park and the use corresponds with this for the function of an existing retail unit. The works are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

### Design and Visual Amenity

There are no major alterations proposed to the premises and the proposed fencing and equipment is viewed with the supermarket and car park in the backdrop. It is an addition to the existing supermarket and as such, the impact of the proposal on the visual character of the area is considered negligible. The proposed development is in line with Local Plan Policy D1 and is considered to be acceptable in terms of design and visual amenity This weighs significantly in favour of the proposal.

### Residential Amenity

The application site is located within a commercial area that includes various uses. It is therefore considered that the proposed use is compatible with the existing uses as it is to serve the existing supermarket. The nearest residential properties are approximately 180 metres away and screened by the supermarket building. The LPA's Pollution Control have raised no objections. Therefore, it is considered that the proposed equipment and fencing would not have a detrimental impact on the amenity of the surrounding residents. It is therefore considered that the development is in line with Local Plan Policy GD1 and Poll1. This weighs significantly in favour of the proposal.

### Highways Safety

There will be no impact upon highway safety. No objections were raised to the application from a highways point of view. The proposal does not change the existing site access routes or parking arrangements, nor is there any change anticipated to staff numbers.

The proposal maintains full accessibility for operational and maintenance purposes without affecting public access or highway safety. Access to the equipment will be gained via the existing service yard, which has adequate vehicular and pedestrian access for maintenance staff. Given this, the scheme would have no long-term highway safety implications. It is therefore considered that the proposals won't adversely impact upon the highway and are acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the 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 a sustainable form of development and is therefore recommended for approval.

### **Recommendation**

Approve subject to conditions

### **Justification**

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.