2023/0132

Mr C Esberger – Bigwicks Ltd

Mergence into 1no single shop unit (Use Class E) and formation of new internal mezzanine floor.

46 Market Street with 21 Albert Street East, Barnsley

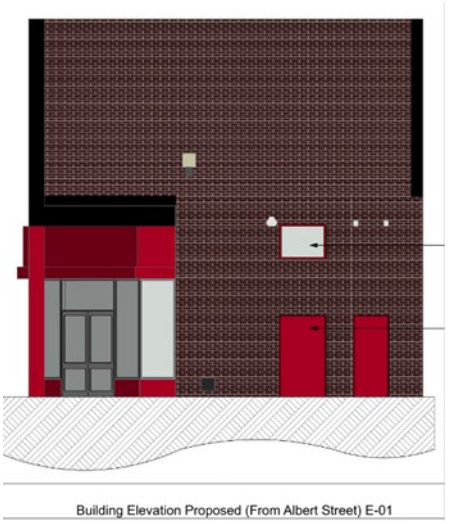
Site Location and Description

The property is located on Albert Street, within the primary shopping area of Barnsley Town centre. The building is attached to 46 Market Street, with Albert Street East running to the south of the premises, which links Market Street to Cheapside.

The premises are currently vacant but was last occupied by a retail unit selling footwear, with retail space at ground and first floor and storage space at second floor.

Proposed Development

The applicant seeks permission to merge 46 Market Street (Bigwicks store) with 21 Albert Street (formerly Hambys shoe shop) and install a mezzanine level within 21 Albert Street.



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 located within Barnsley Town centre, along a secondary shopping frontage, within the primary shopping area and within the Markets Area District within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development
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 BTC12 The Markets Area District
Policy T3 New Development and Sustainable Travel
Policy T4 New development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development

SPDs/SPGs
Supplementary Planning Document – Parking
Supplementary Planning Document – Shop Front Design

National Planning Policy Framework

The National Planning Policy Framework sets out the Governments 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

Ward Councillors – No comments received.

Representations

The application has been advertised by way of neighbour notification letters and a site notice; no comments have been received.

Assessment

Principle of Development

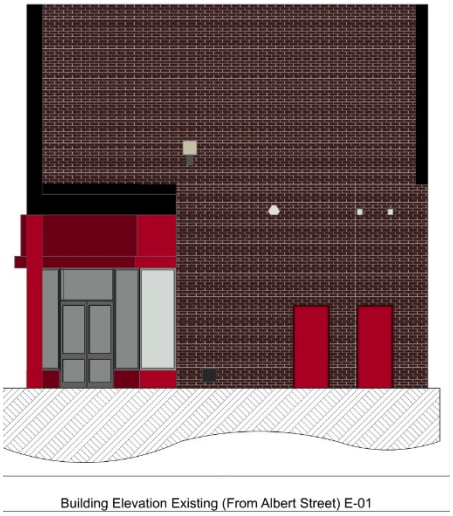
The application site is in a town centre location where national and local policy indicates that main town centre uses will be directed, in order to maintain the vitality and viability of centres. The proposed unit is indicated as a Class E (a) use, which primarily includes the previous A1 use and therefore is considered a main town centre use. Policy TC2 states that proposals for retail uses will be allowed on Primary and Secondary Shopping frontages within the Town Centre

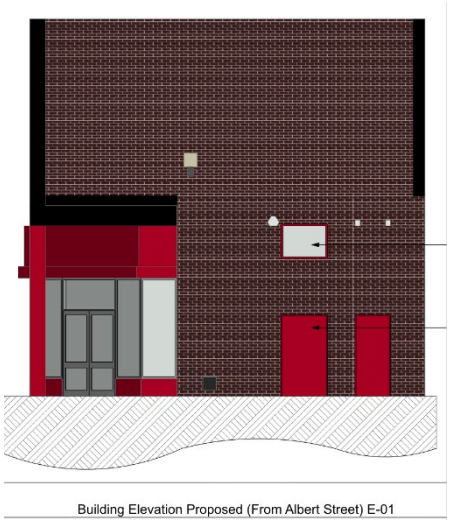
In addition to Polices TC1 and TC2, Policy BTC12 states that shops, offices, leisure developments and food and drink uses within the Markets District will be allowed.

The change of use of premises are considered acceptable where there is no significant adverse effect on living conditions and residential amenity of existing and future residents, and they are compatible with neighbouring uses

Visual Amenity

The appearance of the shop front will remain relatively un-changed, except for an existing doorway being increased in width and the insertion of a window within the Albert Street Elevation, at the approximate height of the existing fascia sign. The proposal will bring a vacant store back into use and in turn improve the primary shopping area and as such it is considered that the proposed changes would not detract from the character of the street scene and therefore is acceptable and in compliance with Local Plan Policies D1 and GD1 and Supplementary Planning Document Shopfront Design. Any signage would be subject to separate advertisement consent.


Building Elevation Existing (From Albert Street) E-01


Building Elevation Proposed (From Albert Street) E-01

Residential Amenity

The proposal is in an active part of the town centre, with limited residential uses in the vicinity of the site, it is concluded that the proposed conversion from 2no to 1no unit is unlikely to adversely affect the amenity of those living and working the area. It is therefore considered that the proposal is considered acceptable in terms of its impact on residential amenity and complies with Local Plan Policies GD1 and Poll1.

Highway Concerns

The site does not benefit from allocated off-street parking; however, the site is located within the primary shopping area with excellent transport links and parking provision and as such the proposed increase in units is not considered detrimental to highway safety, and as such the proposal acceptable and in compliance with Local Plan Policy T4.

Conclusion

The mergence of two retail units, once which is currently vacant is considered to be acceptable in the town centre location as see the use of a currently vacant unit it would help secure the future vitality and viability of the town centre

Recommendation
Grant subject to conditions