
2024/0982

Barnsley Pharmacy and Clinic

21 The Glass Works, Barnsley, S70 1GW

Installation of non-illuminated fascia and projecting signage, and installation of internal digital marketing display (Amended Plans and Description).

Site Description

The application relates to a unit forming part of the Glass Works development and is currently vacant. The application unit is located adjacent to the south-eastern entrance of Barnsley Markets and is in a primary shopping area of Barnsley Town Centre that is characterised by other existing commercial uses with similar signage and shop frontages.



Planning History

There is an extensive planning history associated with the Glass Works development dating to 1992. However, the most recent and relevant applications are as follows:

1. 2018/1569 – Variation of condition 2 (approved plans) of planning permission 2017/0586 to enable changes to the design of the multi storey car park and its access arrangements - Mixed use development of land adjoining Barnsley Markets following demolition of part of existing market hall and multi storey car park to provide new retail/food and drink (Use Classes A1, A3), cinema and leisure use (Use Class D2), new multi storey car park and service road, with access to/from Lambra Road. – Approved.
2. 2023/0514 – Display of non-illuminated shop fascia and projecting bus stop signs. – Approved.
3. 2024/0821 – Installation of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign. – Approved.

Proposed Development

The applicant is seeking approval for the installation of non-illuminated fascia and projecting signage and the installation of an internal digital marketing display.

The fascia and projecting signage would adopt a white and green colour scheme. The internal digital marketing display would have a maximum illuminance level of 800 cd/m².

During the application process, the proposal was amended to include an internal digital marketing display, and the depth of the individual 3D fascia lettering was increased to 60mm.

LOCATION PLAN
Scale 1:1250

PROPOSED 'BUS STOP' SIGN
Scale 1:20

PROPOSED FRONT ELEVATION
Scale 1:20

PROPOSED FLOOR PLAN
Scale 1:50

ELEVATION '5'
Scale 1:20

PROPOSED PLANS (1of2) - UNIT K02

PROJECT: PHARMACY
UNIT K02
THE GLASS WORKS
BARNSELEY
FOR: BARNSELEY PHARMACY & CLINIC

362 01 B

7hills architectural design ltd

QUEEN'S TRAM LODGE
172A QUEEN'S TRAM LODGE
SHEFFIELD
S2 2PA

GENERAL NOTES
All work on site to be carried out in a professional and workmanlike manner, in accordance with Building Regulations 2010, including 2020 amendments, N.B.S.C. British Standards and relevant Codes of Practice. Materials used are to be the best of their respective kind and fit for purpose. All materials to be used and fixed strictly in accordance with manufacturers' recommendations. All alterations are to be checked on site and any discrepancies notified prior to commencement.

NEW STUD WALLS
125mm plasterboard and skim both sides 7500mm timber studs/metal stud wall framing fixed to floor and walls using straps and screws.
Insulate void between studwork with 75mm Rockwool RW40 acoustic insulation studs.

NEW CEILING
15mm plasterboard and skim on 100x50mm timber ceiling joists supported off new timber stud walls.
Insulate ceiling with 75mm Rockwool RW40 acoustic insulation studs 150 between ceiling joists.

FLOOR
Existing floor covering to remain. Make good to floor covering where necessary.

JOINING
Substrate fitting to match existing painted in place with to match existing.

ACCESS
Existing Part M level access to remain.
All areas within the shop will be accessible to wheelchair users.

DRAINAGE & WATERS
All new final waste water (sew) to connect to existing sewfall.
All job new strip base - to Building Control acceptance.

FIRE SAFETY
Existing fire detection and sprinkler system to be modified to suit new layout.
Fire detection and sprinkler system to be designed and commissioned by specialist. Commissioning certificate to be provided to Building Control and building owner prior to occupation.
Existing emergency lighting to be modified to suit new layout.

HEATING/COOLING/VENTILATION
Heating and cooling to be provided by existing air conditioning unit.

SERVICES
Existing electrical supply and MCB distribution board to remain.
Any new light switches and sockets to be installed between 400 and 1000mm above finished floor level to comply with Part M of the Building Regulations.
The electrical installation should satisfy the requirements of Part 17 (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.

LEGEND
— EXISTING AIR CONDITIONING UNIT (TO REMAIN)
— STEEL CONDUIT FOR SOCKETS (TO BE RETAINED AND MODIFIED)
— STEEL CABLE TRAY (APPROX. 3m ABOVE FFL)

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Town Centre

The site is located within Barnsley Town Centre. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy TC1: Town Centres.***
- ***Policy BTC12: The Markets Area District.***
- ***Policy T4: New Development and Transport Safety.***

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- ***Section 12: Achieving well-designed places.***

Supplementary Planning Document(s)

- ***Advertisements.***
- ***Shop front designs.***

Consultations

Regeneration	No response.
Urban Design Officer	No objection.
Pollution Control	No objection.
Local Ward Councillors	No responses.

Representations

Neighbour notification letters were sent to surrounding properties, a site notice was placed nearby, expiring 20th December 2024 and a 14-day re-consultation exercise was undertaken, concluding 20th December 2024. No representations were received.

Assessment

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

Barnsley Town Centre is the dominant urban centre in the borough. To ensure that it continues to fulfil its sub-regional role, support will be given to proposals if they would maintain and enhance the vitality and viability of the town centre.

The erection of signage is considered acceptable in principle if it would be appropriate in scale and respectful of local character. Any proposal will also be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Visual Amenity

The application unit forms part of the Glass Works development and is in a primary shopping area of the Town Centre which is characterised by existing commercial uses with similar signage, displays and shop frontages.

The proposed signage scheme comprises the installation of one fascia sign to the glazing above the entrance. The fascia signage would extend the whole width of the unit frontage and would adopt a green colour scheme with 3D 'BARNSELY PHARMACY AND CLINIC' lettering. The projecting sign would be positioned to the left of the unit and would adopt a white and green colour scheme with a green 'plus' pharmacy symbol. A 55-inch internal marketing display panel would be located to the left on the unit entrance. It is stated that this display would primarily be used for displaying static health information, such as booking for flu vaccinations, travel vaccines, and free blood pressure checks. No other advertisements would be installed on the unit frontage glazing as to maintain the overriding theme of transparency for the Glass Works as set out by the shop front designs SPD.

The proposed scheme sympathetically reflects the design and type of similar signage and displays to other units in The Glass Works development and surrounding area and would adopt a consistent colour scheme throughout with an appropriate scale and level of illuminance for its setting. As such, this weighs moderately in favour of the proposed development.

The proposal is therefore considered to comply with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

The installation of illuminated signage is considered acceptable in principle if it would not result in an unacceptable increase in pollution which could otherwise affect or cause nuisance to the natural and built environment or to people.

The application unit forms part of The Glass Works development and is in a primary shopping area of the Town Centre which is characterised by existing commercial uses with similar signage and

displays with no residential properties in the immediate vicinity. The proposed signage and digital marketing display would therefore adopt an appropriate scale and level of illuminance for its setting. As such, this weighs moderately in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and would be acceptable regarding residential amenity.

Highway Safety

Illumination would be limited to the proposed digital marketing display. The marketing display would adopt an illuminance level well within the recommended maximum levels and would be of a similar scale and similar placement on the unit frontage as existing displays in the area. The marketing display would also face onto a covered pedestrianised setting with no access for vehicles. As such, this weighs moderately in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and would be acceptable regarding highway safety.

Planning Balance and Conclusion

In considering the above assessment, the proposal is considered acceptable regarding visual and residential amenity and highway safety. The proposed scheme would sympathetically reflect the design and type of similar signage and displays to other units in The Glass Works development and surrounding area and would adopt a consistent colour scheme throughout with an appropriate scale and level of illuminance for its setting. This application is therefore recommended for approval.

**Recommendation -
Approve with Conditions**