Application Reference Number:	*2026/0806.*

Application Type:	*Advertisement Consent.*

Proposal Description:	*Retrospective installation of ATM with fascia signage (Advertisement Consent).*
Location:	*94A Grange Lane, Cundy Cross, Barnsley, S71 5QQ.*

Applicant:	*NCR.*

Third-party representations:	*None.*	**Parish:**	
		Ward:	*Monk Bretton.*

Summary:

This application seeks retrospective planning permission and advertisement consent for the installation of an ATM and associated fascia signage.

Advertisements are acceptable in principle if proposals would be appropriate in scale and respectful of local character and would demonstrate that it would not be likely to result, directly or indirectly, in an increase in light or other pollution which would otherwise unacceptably affect or cause nuisance to the natural and built environment or to people.

This proposal is considered acceptable in respect of its potential impacts on visual amenity; residential amenity, health and pollution control; highway safety; and biodiversity and geodiversity in accordance with NPPF Policies DP3, P3, TR3 and TR4 and Local Plan Policies D1, GD1, POLL1, T3, T4 and BIO1, and is attributed substantial and moderate weight in favour, in accordance with national decision-making policies and planning judgement

The anticipated benefits of approving this development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies, to otherwise justify a refusal in accordance with NPPF Policy S4.

For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance.

Advertisement consent should therefore be granted subject to the necessary condition(s) without delay in accordance with NPPF Policy S3(1)(c).

Recommendation: **APPROVE subject to conditions.**

Site Description

This application relates to an existing ATM and associated signage installed at the application premises – a Londis convenience store located within the Urban Barnsley settlement. The surrounding area is a mix of commercial and residential uses near a major crossroads junction. Surrounding commercial premises benefit from various non-illuminated and illuminated signage seen within the context of other advertisements. The ATM and associated signage have been installed on the frontage of the application premises to the south of the entrance and adjacent a boundary wall.



Planning History

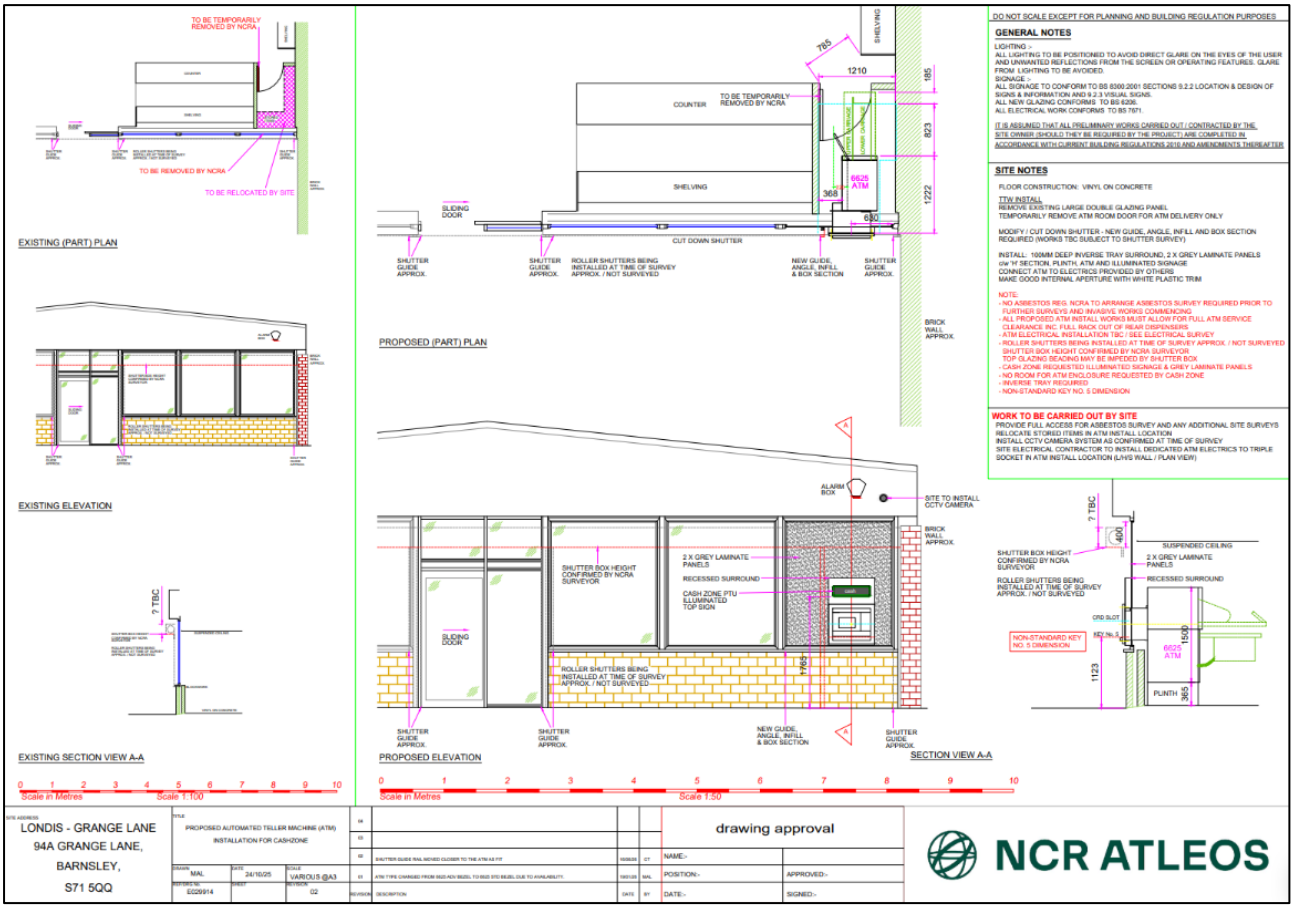
2026/0807	Retrospective installation of ATM with fascia signage (Full Consent).	Under consideration.

Proposed Development

This application seeks retrospective planning permission and advertisement consent for the installation of an ATM and associated fascia signage.

The fascia signage is internally illuminated with a maximum illuminance level of 100cd/m².

This application should be read in conjunction with application 2026/0807 for planning consent.



DO NOT SCALE EXCEPT FOR PLANNING AND BUILDING REGULATION PURPOSES

GENERAL NOTES

LIGHTING :-
ALL LIGHTING TO BE POSITIONED TO AVOID DIRECT GLARE ON THE EYES OF THE USER AND UNWANTED REFLECTIONS FROM THE SCREEN OR OPERATING FEATURES. GLARE FROM LIGHTING TO BE AVOIDED.
SIGNAGE :-
ALL SIGNAGE TO CONFORM TO BS 8300:2001 SECTIONS 9.2.2 LOCATION & DESIGN OF SIGNS & INFORMATION AND 9.2.3 VISUAL SIGNS.
ALL NEW GLAZING CONFORMS TO BS 6206.
ALL ELECTRICAL WORK CONFORMS TO BS 7671.

IT IS ASSUMED THAT ALL PRELIMINARY WORKS CARRIED OUT / CONTRACTED BY THE SITE OWNER (SHOULD THEY BE REQUIRED BY THE PROJECT) ARE COMPLETED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS 2010 AND AMENDMENTS THEREAFTER

SITE NOTES

FLOOR CONSTRUCTION: VINYL ON CONCRETE

TTW INSTALL
REMOVE EXISTING LARGE DOUBLE GLAZING PANEL
TEMPORARILY REMOVE ATM ROOM DOOR FOR ATM DELIVERY ONLY

MODIFY / CUT DOWN SHUTTER - NEW GUIDE, ANGLE, INFILL AND BOX SECTION REQUIRED (WORKS TBC SUBJECT TO SHUTTER SURVEY)

INSTALL: 100MM DEEP INVERSE TRAY SURROUND, 2 X GREY LAMINATE PANELS c/w 'H' SECTION, PLINTH, ATM AND ILLUMINATED SIGNAGE
CONNECT ATM TO ELECTRICS PROVIDED BY OTHERS
MAKE GOOD INTERNAL APERTURE WITH WHITE PLASTIC TRIM

NOTE:
- NO ASBESTOS REG. NCRA TO ARRANGE ASBESTOS SURVEY REQUIRED PRIOR TO FURTHER SURVEYS AND INVASIVE WORKS COMMENCING
- ALL PROPOSED ATM INSTALL WORKS MUST ALLOW FOR FULL ATM SERVICE CLEARANCE INC. FULL RACK OUT OF REAR DISPENSERS
- ATM ELECTRICAL INSTALLATION TBC / SEE ELECTRICAL SURVEY
- ROLLER SHUTTERS BEING INSTALLED AT TIME OF SURVEY APPROX. / NOT SURVEYED
- SHUTTER BOX HEIGHT CONFIRMED BY NCRA SURVEYOR
- TOP GLAZING BEADING MAY BE IMPEDED BY SHUTTER BOX
- CASH ZONE REQUESTED ILLUMINATED SIGNAGE & GREY LAMINATE PANELS
- NO ROOM FOR ATM ENCLOSURE REQUESTED BY CASH ZONE
- INVERSE TRAY REQUIRED
- NON-STANDARD KEY NO. 5 DIMENSION

WORK TO BE CARRIED OUT BY SITE

PROVIDE FULL ACCESS FOR ASBESTOS SURVEY AND ANY ADDITIONAL SITE SURVEYS
RELOCATE STORED ITEMS IN ATM INSTALL LOCATION
INSTALL CCTV CAMERA SYSTEM AS CONFIRMED AT TIME OF SURVEY
SITE ELECTRICAL CONTRACTOR TO INSTALL DEDICATED ATM ELECTRICS TO TRIPLE SOCKET IN ATM INSTALL LOCATION (L/H/S WALL / PLAN VIEW)

SITE ADDRESS
LONDIS - GRANGE LANE
94A GRANGE LANE,
BARNSLEY,
S71 5QQ

TITLE
PROPOSED AUTOMATED TELLER MACHINE (ATM)
INSTALLATION FOR CASHZONE

DRAWN	DATE	SCALE	
MAL	24/10/25	VARIOUS @A3	
ESTIMATE No.	SHEET	REVISION	
E029914		02	

REVISION	DESCRIPTION	DATE	BY
04			
03			
02	SHUTTER GUIDE RAIL MOVED CLOSER TO THE ATM AS FIT	19/08/26	CT
01	ATM TYPE CHANGED FROM 6625 ADV BEZEL TO 6625 STD BEZEL DUE TO AVAILABILITY.	16/01/26	MAL

drawing approval

NAME:-	
POSITION:-	APPROVED:-
DATE:-	SIGNED:-

NCR ATLEOS

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 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.

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight. The only exception to this is where they have been examined and adopted or made against the NPPF (August 2026). Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the NPPF (August 2026).

The development site is located within the Urban Barnsley settlement and is allocated as Urban Fabric in the adopted Local Plan which has no specific allocation.

The following Local Plan policies are therefore relevant in this case:

- *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 T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

Supplementary Planning Guidance

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. The following SPDs are relevant in this case:

- *Advertisements (Adopted May 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF, 2026) sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure

comprising national decision-making policies organised by policy code rather than paragraph number in the main body of the NPPF. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The following NPPF sections and NPPF policies are relevant in this case:

Section 3: Decision-making policies

- *DM3: Determining development proposals.*
- *DM6: Use of planning conditions and obligations.*
- *DM7: Relationship with other regulatory regimes.*

Section 4: Achieving Sustainable development

- *S3: Presumption in favour of sustainable development.*
- *S4: Principle of development within settlements.*

Section 14: Achieving well-designed places

- *DP3: Key principles for well-designed places.*
- *DP4: The design process.*

Section 15: Promoting sustainable transport

- *TR3: Locating development in sustainable locations.*
- *TR4: Street design, access and parking.*
- *TR6: Assessing transport impacts.*

Section 17: Pollution, public protection and security

- *P3: Living conditions and pollution.*

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 this guidance into account when taking decisions.

Representations

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

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 posted nearby which expired 23rd October 2026.

No representations were received.

Consultations

Highways Development Control	*No objection(s).*
Pollution Control	*No objection(s).*

Planning 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 unless the NPPF establishes a specific weight:

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

Principle of Development

NPPF Policy S3(1): Presumption in favour of sustainable development establishes that decisions on development proposals should apply a presumption in favour of sustainable development. This means that NPPF Policy S4 should be applied when considering development proposals within settlements; and in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

In this instance, the development site is located within the Urban Barnsley settlement, and therefore, NPPF Policy S4 is applicable.

NPPF Policy S4(1): Principle of development within settlements establishes: Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework (NPPF).

Advertisements are acceptable in principle if proposals would be appropriate in scale and respectful of local character and would demonstrate that it would not be likely to result, directly or indirectly, in an increase in light or other pollution which would otherwise unacceptably affect or cause nuisance to the natural and built environment or to people.

Considering the above, this proposal is considered acceptable in principle subject to an assessment of the following matters.

Impact on Visual Amenity

NPPF Policy DP3(1): Key principles for well-designed places establishes that development proposals should respond to their context so that they integrate with and enhance their surroundings. This should not preclude innovation or change where appropriate.

NPPF Policy DP3(3): Key principles for well-designed places establishes that substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Local Plan Policy D1: High Quality Design and Placemaking establishes support would be given to development if proposals would achieve a high quality of design and would respect, take advantage of, and reinforce the distinctive local character and features of Barnsley.

This application relates to an existing ATM and associated signage installed at the application premises – a Londis convenience store located within the Urban Barnsley settlement. The surrounding area is a mix of commercial and residential uses near a major crossroads junction. Surrounding commercial premises benefit from various non-illuminated and illuminated signage seen within the context of other advertisements.

The ATM and associated signage have been installed on the frontage of the application premises to the south of the entrance and adjacent a boundary wall.

The ATM and associated signage do not appear as overtly prominent or dominant features within the street scene and do not significantly alter or detract from its character.

The ATM and associated signage are seen in the context of existing commercial premises with their various illuminated and non-illuminated signage and other advertisements and complements the day-to-day function of the existing convenience store. The development is small-scale and adopts a restrained maximum illuminance level that does not contribute to an aggressive commercial appearance.

Considering the above, there is no evidence to indicate that this proposal would result in unacceptable levels of impact in respect of visual amenity that would warrant refusal of planning permission. Substantial weight should therefore be given to compliance with relevant development plan policies when assessing the design quality of proposals in accordance with NPPF Policy DP3.

Considering the above, on balance, this is considered to weigh substantially in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policy DP3: Key principles for well-designed places and Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding its potential impact on visual amenity.

Impact on Residential Amenity, Health and Safety and Pollution Control

NPPF Policy P3(1): Living conditions and pollution establishes: Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. Within this context development proposals should accord with NPPF Policy P3(2) (a-f) where applicable.

Local Plan Policy GD1: General Development, indicates that support will be given to development if there will be no significant adverse impact on the living conditions and residential amenity of existing and future residents, and the development would be compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

Local Plan Policy POLL1: Pollution Control and Protection, establishes that support will be given to development if it is demonstrated that proposals would not be 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 nuisance to the natural and built environment or to people

The ATM and associated signage have been installed on the frontage of the application premises to the south of the entrance and adjacent a boundary wall.

This development is seen within the context of existing commercial premises with various illuminated and non-illuminated signage, and whilst there are nearby residential properties, these are located to the east (rear) of the development site and separated by substantial gardens, and

located to the west (opposite) and separated by a busy road. As such, it is not considered that this development contributes to significant adverse impacts on the amenity of neighbouring residents.

Environmental Health (Pollution Control) colleagues were consulted; and it was stated that this development is at low risk of having an adverse impact on the health and quality of life of those in the locality. As such, Environmental Health colleagues raised no objections.

Considering the above, this is considered to weigh moderately in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policy P3: Living conditions and pollution and Local Plan Policies GD1: General Development and POLL1: Pollution Control and Protection and is considered acceptable regarding its potential impact on residential amenity.

Impact on Highways

NPPF Policy TR3: Locating development in sustainable locations supports development that is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure.

NPPF Policy TR4: Street design, access and parking establishes that to contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should: give priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services. Proposals should also provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan.

NPPF Policy TR6(4): Assessing transport impacts establishes that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion..

Highways Development Control colleagues were consulted; and it was stated that this application premises is positioned within a row of commercial properties. The frontages between the buildings and the back of the footway are used for the parking of vehicles; the footway has a width of at least 4.5 metres. To the front of the site there are parking restrictions along Grange Lane in the form of double yellow lines in order to prevent the indiscriminate parking of vehicles in and around the signalised junction. On the opposite side of Grange Lane there is a parking layby to the front of a row of residential dwellings.

With regard to the ATM, it is considered that a significant number of people utilising the machine will be convenience store customers and will use the machine as part of a trip that includes purchasing items from the shop. Whilst a small number of trips may be specifically to visit the ATM, the impact upon the highway is considered to be negligible when taking into consideration the frequency and number of trips already generated by the site and the adjacent premises.

This proposal is therefore considered to have minimal highway implications and there are no objections on highways development control grounds.

The LPA has no reason to disagree with the professional opinions of Highways Development Control colleagues in this instance. It is not anticipated that this proposal would have a severe impact on the transport network (in terms of capacity and congestion, including cumulative impacts) or an unacceptable impact on highway safety to otherwise justify a refusal in accordance with NPPF Policy TR6.

Considering the above, this is considered to weigh moderately in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policies TR3: Locating development in sustainable locations and TR4: Street design, access and parking, and Local Plan Policies T3: New Development and Sustainable Travel and T4: New Development and Transport Safety and is considered acceptable regarding its potential impact on highway safety.

Impact on Biodiversity and Geodiversity

n England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal is not subject to the BNG requirement and falls within one of the listed exemptions.

Considering the above, as this proposal is exempt, no weight is given either in favour or against this proposal and its approval.

This proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable regarding its potential impacts on biodiversity and geodiversity.

Planning Balance and Conclusion

In accordance with the provisions of NPPF Policy S3 and Local Plan Policy SD1 this proposal is considered within the context of the presumption in favour of sustainable development.

This application seeks retrospective planning permission and advertisement consent for the installation of an ATM and associated fascia signage.

Advertisements are acceptable in principle if proposals would be appropriate in scale and respectful of local character and would demonstrate that it would not be likely to result, directly or indirectly, in an increase in light or other pollution which would otherwise unacceptably affect or cause nuisance to the natural and built environment or to people.

This proposal is considered acceptable in respect of its potential impacts on visual amenity; residential amenity, health and pollution control; highway safety; and biodiversity and geodiversity in accordance with NPPF Policies DP3, P3, TR3 and TR4 and Local Plan Policies D1, GD1, POLL1, T3, T4 and BIO1, and is attributed substantial and moderate weight in favour, in accordance with national decision-making policies and planning judgement

The anticipated benefits of approving this development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies, to otherwise justify a refusal in accordance with NPPF Policy S4.

For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance.

Advertisement consent should therefore be granted subject to the necessary condition(s) without delay in accordance with NPPF Policy S3(1)(c).

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 representations, 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.

Conditions:

1. The development hereby approved shall be carried out strictly in accordance with the approved plans:

   Location Plan.
   Block Plan.
   NCRA0104 Cashzone PTU universal illuminated top sign.
   E029914 Proposed Automated Teller Machine (ATM) installation for Cashzone.

   and specifications as approved unless required by any other conditions in this permission.
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

2. The fascia advertisements hereby permitted shall not exceed the proposed maximum illuminance levels of 100 cd/m².
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1: High Quality Design and Place Making and POLL1: Pollution Control and Protection.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

   If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.