

Application Reference: 2026/0394

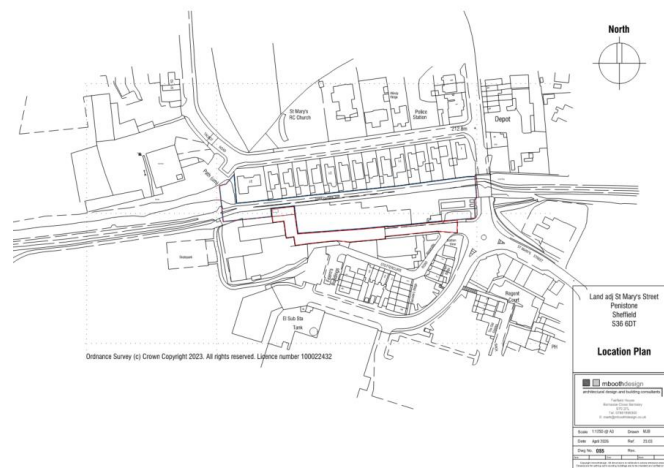
Site Address: Land adj to St Marys Street & TPT, Penistone, Sheffield

Introduction:

This application seeks full planning permission for the erection of a single storey sub-station.

Relevant Site Characteristics

The development site is located on the western edge of Penistone Town Centre, just outside the Conservation Area. The site is accessed from an access road off St Marys Street roundabout. The site is located directly adjacent to the Trans Pennine Trail and adjacent to a proposed mixed use/commercial development site. There is a Grade II Listed Building near to the site fronting St Marys Street roundabout, which forms part of the new development. The site is surrounded by industrial units and is located along the timber fencing of the TPT. Adjacent to the TPT on the opposite side are residential properties along Talbot Road. The site is allocated as urban fabric within the Local Plan.



Site History

Application Reference	Description	Status (Approved/Refused)
2012/0306	The conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work	Refuse

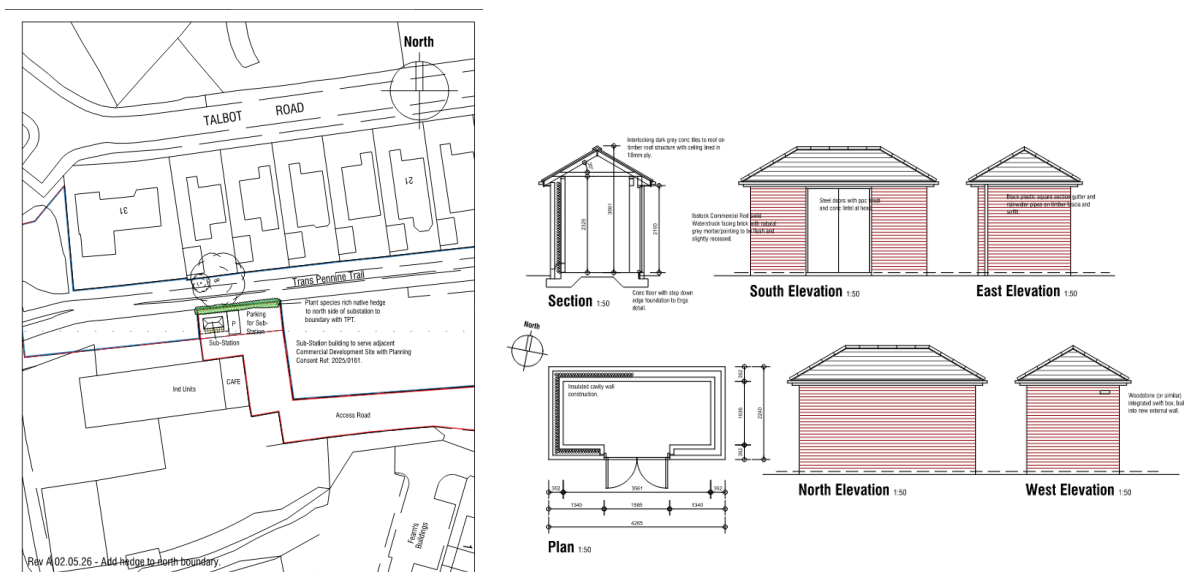
	units Use Class B1/C3. (Listed Building Consent)	
2012/0312	Conversion of the Coal Drops to shop/office falling within Use Classes A1 to A5 inclusive. Erection of combined A1 shop and A3 cafe to the rear of the Coal Drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3.	Refuse
2012/0313	Conservation Area Consent for demolition of former workshop building in connection with development of the conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3.	Refuse
2013/0543	Demolition of Former Workshop Building (Resubmission)	Approve with conditions
2013/0544	Conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3 (Resubmission)	Approved Subject to Legal Agreement

2013/0563	Conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1 Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3 (Resubmission) (Listed Building Consent)	Approve with conditions
2014/0345	Use site for hand car wash (Retrospective)	Approve with conditions
2025/0161	Mixed use scheme consisting of: Conversion of Grade II listed Coal Drops into Class E retail; new build extension to Coal Drops with Class E restaurant unit: Conversion of existing Regency House into Air BnB unit; and new build office and light industrial units (Class E) - (Amended Plans - Minor alteration to the red-line boundary to include access road)	Approve with conditions
2025/0244	Mixed use scheme consisting of: Conversion of Grade II listed Coal Drops into Class E retail; new build extension to Coal Drops with Class E restaurant unit: Conversion of existing Regency House into Air BnB unit; and new build office and light industrial units (Class E) (Listed Building Consent) ((Amended Plans - Minor alteration to the red-line boundary to include access road))	Approve with conditions
2017/0156	Discharge of Conditions 4,6,8,10,12,13,14 and 16 from 2013/0544. Conversion of the Coal Drops to Shops / Office falling within Use Classes A1 to A5 inclusive. Erection of Combined A1	

	Shop and A3 Cafe to the rear of the Coal drops. Conversion of Regency House to consulting rooms falling within Class D1, the demolition of the former workshop and erection of 13 dwellings and 2 live work units Use Class B1/C3 (Resubmission)	

Detailed description of Proposed Works

The proposal is to erect a brick built substation with a hipped roof and steel doors at the front. The proposal will measure 3.56m x 1.53m, 2.1m to the eaves and 3m total height. The proposal will be insulated and will serve the adjacent commercial development approved under 2025/0161. A small area 20sqm of scrub will be removed to facilitate this proposal. Landscaping proposals have been provided with the application, and these indicate that a species rich native hedge will be planted to the rear of the proposed sub-station along the northern boundary, this will provide a visual barrier along the TPT.



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 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.

The site is identified as Urban Fabric within the Local Plan and is located within the Penistone Conservation Area and as such the following policies are considered to be relevant to this application:

- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development
- Policy D1: High quality design and place making
- Policy Poll1: Pollution Control and Protection
- Policy T3: New development and Sustainable Travel
- Policy T4: New Development and Transport Safety
- Policy HE1 – The Historic Environment
- Policy BIO1 Biodiversity and Geodiversity
- Policy GS2 Green Ways and Public Rights of Way

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 8 - Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 12 - Achieving well-designed places.

Section 16 – Conserving and enhancing the historic environment

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 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 most pertinent SPD's in this case are:

- Parking
- Sustainable Travel
- Trees and Hedgerows

Penistone Neighbourhood Plan

Policy BE2: Protection and enhancement of local heritage assets - new developments must respect the rural setting of the community by protecting valuable conservation and heritage sites.

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

Relevant Consultations

Ward Members – No comments received

Highways DC – No objections

Pollution Control – No comments received

Penistone Town Council – No comments received

Tree Officer – No objections (Verbal comments)

Biodiversity – No objections subject to conditions and informative

Public Rights of Way – No comments received

Trans Pennine Trail – No objections

Representations

Neighbour notification letters were sent to surrounding properties, a site notice was placed nearby and a press notice placed in a local newspaper.

No representations were received.

Planning Assessment

The main issues for consideration are as follows:

- The impact on the character of the area and the historic environment in particular the TPT and the nearby listed building
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on Trees and Biodiversity

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

The principle of an extension to an existing business is acceptable within an urban fabric location. The substation will serve the adjacent commercial development, therefore in principle is acceptable.

Scale, Design and Impact on the Character

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being. Paragraph 105 states that planning decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

Paragraph 212 identifies that great weight given to an asset's conservation, irrespective of the degree of harm. Paragraph 213 states that any harm to or loss of significance will require clear and convincing justification. Paragraph 219 indicates that LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance.

Local Plan Policy D1 states that development is expected to be of high-quality design that should respect take advantage of and reinforce the distinctive, local character and features. Developments should contribute to place making; be of high quality; complement and enhance the character and setting of distinctive places and transform environments which lack distinctiveness. Proposals should provide an inclusive environment; clear connections and ensure ease of movement for all users whilst making use of high quality materials and architectural quality.

Barnsley Local Plan HE1: The Historic Environment states that the LPA will support proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

Although the site is located outside the Conservation Area it is located near a Grade II Listed Building. This building is located on the St Marys Street roundabout and will be developed as part of the new commercial proposal adjacent to the site. Although it is acknowledged that the proposal is located near to the Grade II listed building, there are a number of light industrial units proposed to be built within the buildings pathway therefore due to the nature of the proposal and the location, in this instance the proposed sub-station is not expected to impact the Historic Environment in compliance with both national and local policy.

The application proposes that the substation be constructed in red brick. The mixed use/commercial development has materials such as stone therefore the proposal will be in contrast to this. However, there is evidence of red brick within the locality, and this proposal will be set away from the development on the edge of the TPT, therefore on balance the

proposed materials are acceptable. A small area 20sqm of scrub will be removed to facilitate this proposal. Landscaping proposals have been provided with the application, and these indicate that a species rich native hedge to the rear of the proposed sub-station along the northern boundary will be created. This will provide a visual barrier along the TPT.

The proposal is considered acceptable due to the proposed location being discreet and largely out of public view. The design is subtle, and the existing shrubbery will be replaced ensuring that its impact on the character and appearance of the area remains minimal.

In view of the above, it is considered that the proposal would not result in an unacceptable impact on the visual amenity of the locality. As such, the scheme is acceptable from a visual amenity perspective in compliance with Local Plan Policy D1: High Quality Design, Place Making and GD1: General Development and HE1: The Historic Environment.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions, are compatible with neighbouring land and do not significantly prejudice the current or future use of neighbouring land.

The proposed site is surrounded by commercial buildings and the principle of expanding commercial uses at the site is considered to be acceptable subject to their being no detrimental harm upon neighbouring amenity. The nearest dwellings are located at the other side of the TPT. The proposal is small scale, is located close to existing commercial units, and will facilitate the new development. It also has its doors facing away from the nearest residential properties and will be in a brick structure. In view of these factors it is not considered to have a detrimental impact on neighbouring amenities. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Local Plan Policy POLL1 states 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.

This use is not expected to cause any additional impact in terms of unacceptable pollution. The application is therefore acceptable in terms of residential impact in compliance with Local Plan Policy POLL1.

Moderate weight has been given to the impact on residential amenity.

Highways

The proposal seeks to erect a single-storey substation on land adjacent to St Mary's Street. The application site is accessed via a private road served from the junction of St Mary's Street and Market Street. A recent permission on the former coal works site includes conditions to improve the site access and part of the internal road network. It is also noted that a parking space will be made available associated with the substation. This space is directly adjacent to the proposed substation.

Given the nature of the proposal, the substation is expected to generate minimal vehicle trips. As such, it is considered that the proposals do not adversely impact upon the highway and are therefore acceptable from a highways development control perspective.

In view of the above, it is considered that the proposal would not result in an unacceptable as such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T3 and T4.

Moderate weight has been given to highway safety.

Trees and biodiversity

The proposal will be located along the boundary of the TPT. Trees are located along the TPT therefore the Tree Officer was consulted to assess any potential impact.

The Tree Officer states that the existing boundary and hardstanding acts as a protection for the nearby trees therefore the potential impact is minimal. Due to the existing boundary treatment, the need for tree protection is not required.

In terms of biodiversity the Council's Biodiversity Officer was consulted and raised no objections noting that landscaping proposals have been provided with the application and these indicate that a species rich native hedge to the rear of the proposed sub-station along the northern boundary will be created which is considered acceptable.

In view of the above, it is considered that the proposal would not result in an unacceptable impact to the existing trees or biodiversity in compliance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

Trans Pennine Trail

Barnsley Local Plan Policy GS2 Green Ways and Public Rights of Way states that the LPA will protect Green Ways and Public Rights of Way from development that may affect their character or function. Where development affects an existing Green Way or Public Right of Way it must: Protect the existing route within the development; or Include an equally convenient and attractive alternative route. Where new development is close to a Green Way or Public Right of Way it may be required to: Provide a link to the existing route; and/or Improve an existing route; and/or Contribute to a new route.

NPPF Paragraph 105 states that planning decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

The TPT team were consulted regarding the development. After a full assessment, although the proposal is directly adjacent to the TPT the development should not impact the TPT/NCN condition in any way or have a detrimental impact to its users.

The TPT team states that the developer should be advised that this is a heavily used section and there will be users who are sensitive to loud noises (including horses). This will need to be taken into consideration and advise advance notices should be placed on site should the works proceed.

The TPT team note that the developer needs to ensure an access point is retained at this location for all Trail users to and from the Trail, noting that this is a popular entry/exit for local users in Penistone. The development although close to the TPT should not impact the access which is located beyond the site.

In view of the above, it is considered that the proposal would not result in an unacceptable impact to the existing TPT in compliance with Local Plan Policy GS2 Green Ways and Public Rights of Way

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 was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

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.