
PROPOSED CHANGE OF USE FROM A1 TO A5

at

**21 TOWNGATE
MAPPLEWELL
BARNSELY**

For

PRICE & BRETTON

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for the change of use of an existing shop (A1) into a Hot Food Takaway (A5)

2 THE SITE

The site currently comprises a single shop unit with flats above and is attached to 23 Towngate, an existing shop unit currently undergoing alterations and refurbishment. The properties have Town & Country Planning approval for alteration and extension to form two shop units and two self contained flats.

As far as we are aware there are currently no restriction upon the opening hours of the application site of adjacent shop.

The site is located in close proximity to the junction of Spark Lane, Greenside, Towngate and Blacker Road.

This junction is effectively the Mapplewell village centre.

The area has a mix of commercial, retail and residential uses. The UDP shows the site within a principal shopping and commercial centre.

The property is currently a retail unit with access to the shop area directly from Towngate at ground floor level.

Parking restrictions are in force in the locality. However off road parking is available nearby in the nearby Fountain precinct. This car park is available for shoppers and visitors to the retail and commercial centre of Mapplewell.

The area has a mix of commercial, retail and residential uses. The UDP shows the site within a principal shopping and commercial centre. There are several other Hot Food Takeaways within Mapplewell both on the main road frontage and within the Fountain Precinct complex.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposal is to change the use of the exiting shop into A5 Hot Food Takeaway.

There are no proposals to modify the appearance of the property or make any internal material alterations.

4 PLANNING POLICY

The relevant planning policy is:

Policy S7

SHOPS USED PRIMARILY FOR THE SALE OF HOT FOOD FOR CONSUMPTION OFF THE PREMISES WILL ONLY BE PERMITTED ON SITES WITHIN THE PRINCIPAL SHOPPING CENTRES, THE LOCAL CENTRES AND

IN PARADES OF SHOPS. SUCH USES WILL ONLY BE PERMITTED IN LOCATIONS WHICH WILL CAUSE NO UNDUE DETRIMENT TO THE CONDITIONS OF HIGHWAY SAFETY AND CONVENIENCE WHICH EXIST OR THE PREVAILING LEVEL OF RESIDENTIAL AMENITY IN THE AREA WITHIN WHICH THEY ARE PROPOSED. WHERE NECESSARY PLANNING CONDITIONS WILL BE USED TO PROTECT AMENITY BY CONTROLLING MATTERS SUCH AS THE HOURS OF OPENING AND THE MEANS EMPLOYED FOR THE EXTRACTION OF FUMES AND THE CONTROL OF SMELLS.

Further guidance is given in SPG7. The proposals meet the general provisions of the planning policy and supplementary guidance.

The site is within the local centre and the proposal will not cause any undue detriment to highway safety or the prevailing level of residential amenity.

5 ACCESS

No change. Parking is available nearby in the village centre.

7 ASSESSMENT

The proposal for a hot food takeaway within this commercial/retail centre meets the requirements of the LPA planning policy and supplementary guidance.
