
2019/0373

Applicant: Mr David Shepherd, C/o IBI Group

Description: Alterations to shop front

Site Address: The Met Centre, Unit SU5 Cheapside, Barnsley

No objections received.

Site History

2015/0549 - Outline application with all matters reserved comprising of a mixed use development of Barnsley Markets and adjoining land following demolition of existing offices, bridge, part of existing market hall and multi-storey car park to provide a replacement refurbished retail / market floorspace, new retail / food and drink (Use classes A1, A3, A4), a cinema (Use Class D2), a library (Use Class D1), and new public open space, access road and associated servicing arrangements, car parking and a pedestrian footbridge across the adjacent railway to the site of the former CEAG building – approved July 2015.

2017/0135 - Proposed refurbishment and extension of Metropolitan Centre containing a mixture of markets, retail, food and drink (A1, A3, A4), and leisure (D2) uses - Reserved matters of outline planning permission 2015/0549 (access, appearance, layout and scale, excluding landscaping) – approved April 2017.

2017/0586 - 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 September 2017.

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 February 2019.

Site Description

The application relates to a 374sqm shopping unit (SU5) of the Glassworks Development in the Markets District of Barnsley Town Centre. The retail space is located at the ground floor directly in the middle of Cheapside opposite The Body Shop store. The redline boundary indicates the unit to be rectangular in footprint with three bays fronting Cheapside and four facing the newly formed lane constituting the Glasswork's Arcade. The elevation fronting Cheapside is a primary shopping frontage under Barnsley Local Plan Policies TC2 and BTC13 with A1 uses having long been established in the area as the Metropolitan Centre. The proposal will be framed by the structural form of the building which is clad in Portland stone with the storey above recessed back with buff brick infilled panels.

Proposed Development

The applicant seeks permission to amend and install 7no. shopfront alterations to cavities within Glasswork's SU5. The entrance to the retail store will be positioned on the Cheapside elevation with the shopfronts on this aspect measuring 4.65m in height at a width of 5.6m, 5.4m and 4.2m respectively. In contrast three of the Arcade shopfronts have a height of 3.5m with widths of 5.5m while the fourth recess has the same height as those on Cheapside but at a narrower width at 2.94m. The alterations specifically relate to the introduction of mullions, transoms and curtain wall frame in black aluminium with the glazing panels in the upper part of the frame incorporating grey ceramic glass with the lower, larger panels formed of clear glass. The proposal is the first use for this unit and maintains the A1 use class that was established in this area prior to the Glasswork's development.

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 development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Relevant Local Plan policies include:

GD1 – General Development

D1 – High Quality Design and Place Making

TC1 – Town Centres

TC2 – Primary and Secondary Shopping Frontages

BTC12 – The Markets Area District

BTC13 – Development Site 1 – The Glassworks

SPDs

The following Supplementary Planning Documents are currently being updated having gone through an initial consultation period and are relevant to the proposal

Shopfront Design SPD

Others

Glassworks Shopfront Design Guide – IBI Group – Submitted as a part of the design and access statement for application 2017/0135 (the reserved matters application for the Glasswork's).

NPPF

The National Planning Policy Framework sets out the Government's 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.

In respect of this application, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 58 (general design considerations) and paragraph 64, which states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Consultations

Civic Trust – Support the application and have stated that, from the information received, are confident that the proposed retail store will be of the standard expected.

Design – The urban designer requests that the curtain wall framing is amended to a champagne colour and seeks more clarification with regard to the design of the occupier's signage.

Ward Councillors – No response

Representations

The application was advertised by way of a site notice and consultation letters which were sent to units/properties adjacent to the proposal site. No formal representations have been received.

Assessment

Principle of Development

The site is allocated as within the Markets District of Barnsley Town Centre within the Local Plan Policies BTC12 and BTC13. The Markets District is a designation which allows shops, offices, leisure developments, and food and drink uses that are considered compatible with the town centre. Indeed SU5 is within the Glassworks which is a major redevelopment within Barnsley that aims to create and sustain a high quality retail and leisure offer for the town. Similarly, Local Plan Policy TC1 requires all retail and town centre developments to be appropriate to the scale, role, function and character in which they are proposed while Policy TC2 requires primary shopping frontages, of which this unit constitutes a part of the Cheapside Primary Frontage, to remain predominantly retail in nature. As the proposal is for an A1 retail use, in an area previously established for this purpose, the development is acceptable in principle subject to the residential and visual amenity assessments below.

Residential Amenity

It is not anticipated that the use or alterations proposed will create amenity issues for surrounding commercial units as it is a compatible use and a relatively restrained design in a predominantly commercial area. As such the proposal is considered to be in line with Local Plan Policy GD1 in relation to residential amenity.

Visual Amenity

Section 2.3 of the IBI Glasswork's Shopfront Design Guide states the following:

'Where frames are to be provided they should be metal with only natural, achromatic or metallic finishes to be used.' [p.5]

The proposal for black aluminium frames in this instance thus constitutes the metal frame and finish that would comply with the Glasswork's shopfront guidance. The urban designer's comments are noted in relation to his request for champagne coloured frames, however it is considered that black frames would be more complementary to the grey ceramic glazing proposed in the upper panels of the shopfront which would be retained to maintain the tenants corporate image.

Similarly, the BMBC Shopfront SPD states that:

'A large number of businesses, comprising national, regional and local chains, have a corporate image which they wish to communicate to the public. This is an understandable aim, which the Council supports.'

On the basis of the above statement, the inclusion of black frames is further justified to tie-in the shopfront with the tenant's corporate image. Likewise it is considered that the colour chosen will offer a sympathetic tone that will contrast well with the Portland stone cladding which covers the integral structure of the Glasswork's. Indeed the risk of a clash between this proposal and other framing

across the Glasswork's is low due to the presence of this Portland stone cladding that evenly separates the shopfronts with a projecting gap. This gap breaks up the units and maintains a steady colour palette across the facades on Cheapside and The Arcade.

The urban design officer also queried the situation with regard to tenant signage for SU5 however advertisement consent is not covered under this application and the layout of any signage scheme would need to be assessed through the submission of an advertisement consent application.

The shopfront conforms to the scale and proportions of the building in which it is situated and complies with the necessary supplementary guidance outlined above. As such the proposal is not considered to be a detrimental addition to the streetscene or to the wider town centre and is consequently determined to be in line with the SPD – Shopfront Design and Local Plan Policy D1.

Summary

It is recommended to that the proposal is granted permission as it provides an attractive and appropriate shopfront design for a retailer locating business and employment in the town centre which will contribute to the Glassworks becoming a successful retail and leisure space.

Recommendation

Grant subject to conditions:-

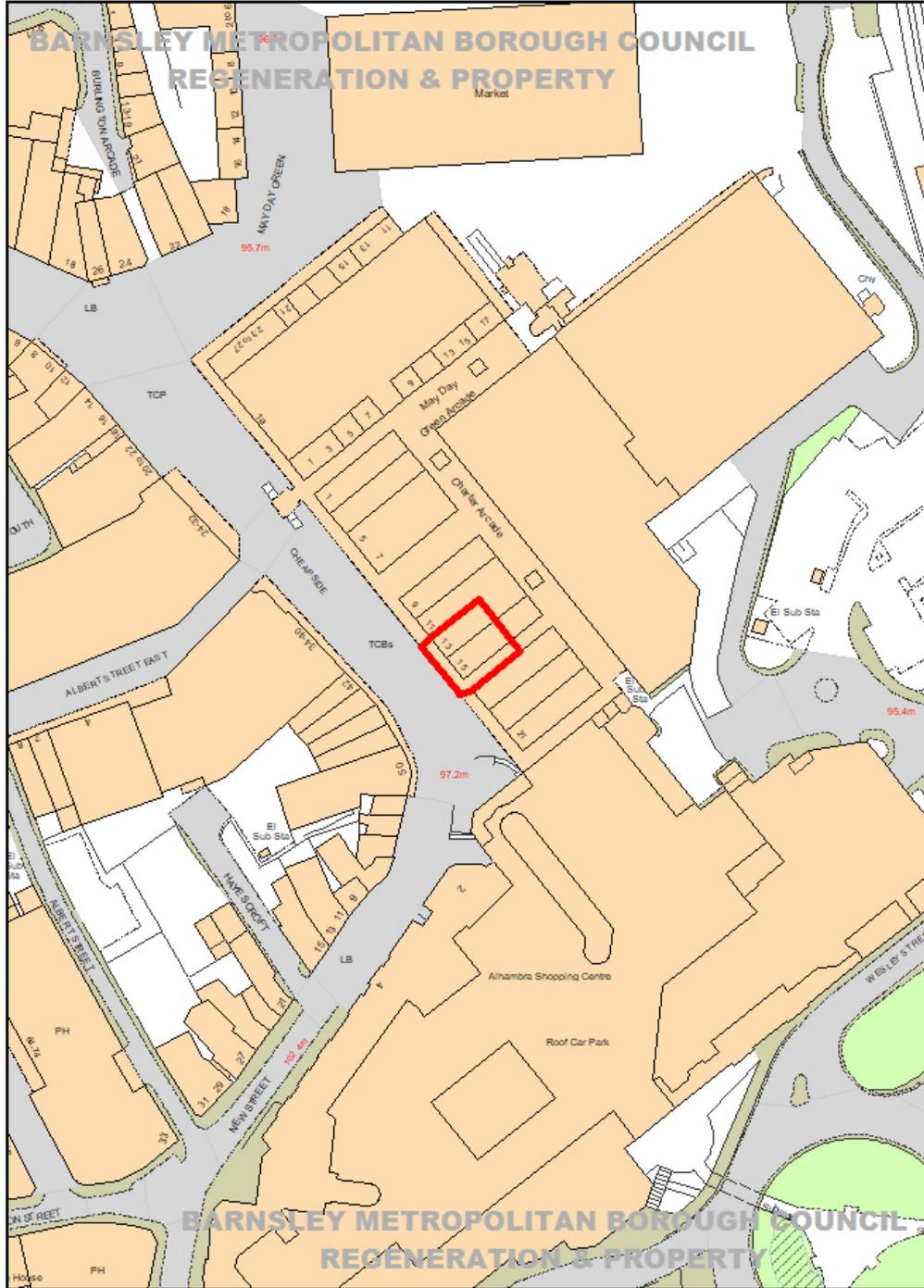
- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan No:

- Unit SU5 Proposed Curtain Wall Design - BGW2-IBI-MC-XX-XX-A-F100-SU5-0003 Rev P01
- Unit SU5 Site Location Plan - BGW2-IBI-MC-GF-SP-A-F100-SU5-0001 Rev P01
- Unit SU5 Site Plan - BGW2-IBI-MC-GF-SP-A-F100-SU5-0002 Rev P01

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.

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BARNSELY MBC - Regeneration & Property

Service Director: David Shepherd
Westgate Plaza One, Westgate
Barnsley, S70 9FD
Tel. (01226) 772621



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