PLANNING STATEMENT

Middlecliff Working Mens Club. 2, Middlecliff Lane, Little Houghton, Barnsley. S72 0HX

1. In recent years, like many the club has become increasingly unviable, and without new revenue streams will close. The bedsits would not only benefit the tenants who would be living in them, they would bring additional much needed income to the club. This would ensure that the club is there for many years to come, and therefore employment at the club can remain at the level it is at the moment.
2. The club is situated in the fairly isolated village of Middlecliff, were community facilities are scarce, there is a small shop, this club and a football pitch/Facility. This club desperately needs protecting and to remain open for the greater good of the community.
3. There is planning policies to protect such community assets as this one, and this scheme makes the site viable whilst maintain the functionality of the club.
4. It is used for a variety of celebrations as well as being used as a polling station for elections. Its loss would have a negative impact on the local community.
5. This area is in need of this type of low cost accommodation that would be done to a high standard. A similar development has been granted in the Doncaster area, and the bedsits typically rent out for a income of £58 each per week, which makes them affordable to tenants at the same time generating a much needed income for the club.
6. To alleviate any concerns over noise pollution from the club, and to overcome the refusal reason in the previous application, voluntary condition can be added to the clubs license. This condition would ensure that a noise limiter be fitted and maintained to all noise generating equipment In the club. The noise limiters would be set by Environmental Health from within the bedsits, so the power cuts out when the maximium desired DB is reached, protecting residents of the bedsits.
7. The design of the club has been changed to protect the development from sound & disturbance i.e store rooms added that boarder the development, new double skim wall between the comunel area and the lounge of the club, acoustic windows will be fitted to the Bedsits, fence to give privacy and protection from headlights, smoking area relocated, Tennats when in there Bedsits will suffer no adverse effects from the club will this design, there are outside spaces to the front and rear exclusively for the Tennats.
8. An example of this type of mixed use already exists within the boundaries of Barnsley Planning at Thurnscoe. The Spit & Whisper W.M.C. has prospered since planning was granted for houses/flats, which are no further away then the propososed bedsit is to this club, I believe they share the same Drive way as well, and a extension to the club has been passed which makes the club even closer to housing. The other development just recently passed puts housing directly opposite the entrance to Thurnscoe coronation club, which is a lot bigger used club then Middlecliff.
Planning References - 2009/1620; 2012/0872 and 2013/0731. The proposal at Middlecliff has better separation between the HMOs and club car park, and so in some respects is of better design.

9. 99% of customers using the club at evenings walk, there is no big attraction like big bands, events etc, there is no space for such events in the new design, evening car park is absoulty minimal.

10. To summarise, Middlecliff Club requires this Planning application to be successful to ensure its future as part of the community is to remain.
11. Statement 3 'Housing' from the national framework concerning the development of property and building for multi-occupation/shared accommodation purposes. This identifies that land is a finite resource and more efficient use must be made of urban property for higher density housing.