
2024/0994

Ms L Stuart

Demolition of former Working Mens Club

Alexandra Working Mens Club, 59 High Street, Royston, Barnsley, S71 4RF

Site Location and Description

The site is located off High Street, Royston. The building to be demolished is located towards the south-western boundary of the site which is enclosed by a small retaining stone wall. The single storey red-brick building is set back from the highway, access to the site is taken towards the eastern boundary, leading to a small hard-surfaced area; the remainder of the site is laid to grass.



Proposed Development

The applicant wishes to demolish the building; there are currently no plans to re-develop the site.

The application was submitted as a Prior Notification of the intended demolition of the proposed works under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015. However, development under this procedure is not permitted as the building was last used for purposes falling within Drink Establishments of the Use Classes Order and therefore a full planning application is required.

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 Local Plan was adopted in January 2019 and is also now 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 and are a material consideration in the decision-making process.

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.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy I2 Education and Community Facilities
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy T4 New Development and Transport Safety
Policy POLL1 Pollution Control and Protection

National Planning Policy Framework (NPPF 2024)

The National Planning Policy Framework sets out the Governments 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.

Consultations

Biodiversity - No objections subject to compliance with recommendations made in the submitted documentation.

Demolition – No objections received

Highways – no objections subject to informatives

Pollution Control – No objections, requested a condition to restrict demolition times.

Ward Councillors – No objections received

Representations

A site notice was posted adjacent to the site; no representations have been received.

Assessment

Principle of development

Demolition is a form of permitted development under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015. However, development under this procedure is not permitted as the building was last used for purposes falling within Drink Establishments of the Use Classes Order and therefore a full planning application is required. There are limited grounds to oppose the demolition of the building in principle, which is not listed or located within a Conservation Area.

The information submitted in support of the application is standard and non-specific, however, consultees have not raised objection to the proposals in principle subject to additional information being submitted through a discharge of conditions application. Furthermore, notice must be given to Building Control and Highways and Engineering where further controls and legislation apply. In addition, the contractor would have to adhere to Health and Safety Legislation set out by the Health and Safety Executive and Environment Agency.

Policy I2 states that the authority will support the provision of schools, educational facilities, and other community facilities. Community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses, and places of worship should be located centrally to the communities they serve. Such uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing or alternative community facility.

The applicant has been requested to provide evidence outlining how long the premises have been empty and what marketing has taken place to find a suitable alternative community facility.

The premises closed on 8th February 2024 due to financial difficulties. The brewery who owns the club does not consider re-opening the premises in its current use as a viable option due to the current climate in relation to increased costs, current employment regulations, and the cost-of-living crisis.

The building has fallen into a state of disrepair, and supporting information indicates the presence of asbestos within the building. Whilst no supporting information has been submitted in relation to the marketing of the site, the level of work required to render the building suitable for an alternative community use would likely render development unviable. The information submitted as part of the application is therefore considered sufficient to meet the requirements of Local Plan Policy I2, and as such the demolition of the building is considered acceptable.

Residential Amenity

As mentioned previously, the site is located on High Street, Royston, which is predominantly residential in nature. It is inevitable that the demolition works will cause some noise and disturbance, however, it is not considered that the level of disturbance would be to an unreasonable level and would be of a temporary nature. The applicant has indicated the site works including demolition and levelling would take approximately 8-10 weeks, which is not unreasonable.

Therefore, it is considered that the demolition would not cause a significant level of disturbance.

Pollution Control have been consulted on the application and have raised no objections to the proposals, although it has been requested that a condition limiting construction/demolition times is included.

Visual Amenity

There are no implications for visual amenity through the loss of the building as the building does not have any special or significant architectural merit. The site would be left in a safe, and level condition until detailed proposals are put forward for its re-development. Whilst no details regarding the re-development have been submitted at this stage, given that the site is not located within a Conservation Area, the lack of development proposals at the time is not considered unacceptable.

Highway Safety

The main building is set back approx. 11m from the public highway with ample room within the site for the parking of contractor's vehicles and the loading/unloading of machinery. Highways DC have been consulted on the application, and they have raised no objection to the demolition of the building subject to informatives.

Biodiversity

A Preliminary Roost Assessment (PRA) and subsequent Bat Emergence Survey (BES) report have been submitted to support the application. The PRA reports sets out the findings of an initial building inspection, which assessed the main building as having moderate potential for roosting bats and recommended emergence surveys to further assess the presence/absence of bat roosts. Other buildings were assessed as having negligible potential for roosting bats and no further survey of these was therefore necessary.

The BES report sets out the methodology and findings of emergence surveys undertaken in June and July 2025. No roosting bats were recorded using the building and therefore the building can be demolished without the requirement for protected species licensing. The methodologies used and findings of the bat reports submitted are considered to be satisfactory. Recommendations made within the PRA and BES report include precautionary measures relating to bats and breeding birds and are considered appropriate.

Recommendation

Approve subject to conditions

Conditions

The development must be carried out within a period of 5 years from the date of the submission of the application.

Reason: As required under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 11 Class B.2(b)(ix)(bb).

The development must be carried out in accordance with the details submitted with the application and specifications.

Plan References

Plan References

Location Plan

Existing and Proposed Block Plan

Existing and Proposed Site Plan

Preliminary Roost Assessment produced by Arbtech dated 9th January 2025

Bat Emergence and Re-Entry Survey produced by Arbtech dated 9th July 2025

Reason: As required under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 11 Class B.2(b)(viii)(bb)

Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

Best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

Effective steps shall be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

Informatives

No hoarding/fencing shall be erected on or within the extent of the public highway without the prior approval of the Local Highway Authority and the necessary licencing being obtained. Applications for licences can be made via:

<https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/licences-for-scaffolding-and-hoardings/>

The development hereby approved includes the demolition of existing buildings. You are advised that before undertaking any demolition, you may require a demolition licence from the Highway Authority. Please be aware that works shall be to the specification and satisfaction of the Highway Authority and you must give 6 weeks' notice of demolition. If you start demolition work without the appropriate licence, you may be prosecuted. Fees are payable for the approval of demolition, and you will be issued with a Section 81 notice prior to commencing work, or you may be prosecuted. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/planning-and-buildings/building-control/get-permission-to-demolish-a-building/> or please contact at email demolition@barnsley.gov.uk

The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.

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.