

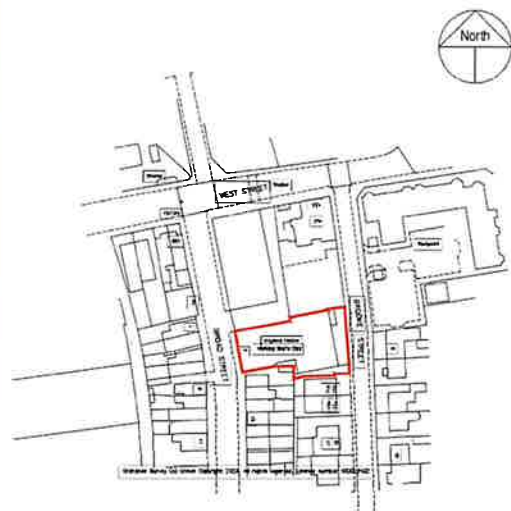
CHANGE OF USE AND CONVERSION OF WORKING MENS CLUB TO 9 APARTMENTS FOR SPECIALISED SUPPORTED LIVING (C2), 2 BROAD STREET, HOYLAND, BARNSELY, S74 9DY



Introduction

The application site is located in the centre of Hoyland, a town and area located within the Metropolitan Borough of Barnsley in South Yorkshire, known for its history, weekly markets and proximity to the open countryside.

The Hoyland Nether Working Men's Club, formerly located on Broad Street in Hoyland, is a building with a history tied to the area's working-class social life. It served as a social hub for the community, offering various events and activities, within the Metropolitan Borough of Barnsley.



The social club is located in a predominantly residential area bounded by Broad Street to the west, Brooke Street to the east and Prospect Tavern located immediately to the north and bounded by West Street.



The application site is allocated as urban fabric within the adopted Local Plan and located within an Accessibility Improvement Zone (AIZ) and a Nature Improvement Area (Dearne Valley Green Heart).

The application site is located within the settlement of Hoyland. The immediate surrounding area is principally residential characterised by a mix of dwelling types. There are educational and leisure facilities, places of worship, and local amenities comprising a convenience store, public house and hair salon nearby. The application site is also located circa. 305 metres to the west of the Hoyland District Centre where a wider range of amenities are available, including a medical centre, pharmacies and a library. There is good access to public transport, and within the broader context, there is good access to the Dearne Valley Parkway and Junction 36 of the M1 motorway.

The property is described as a brick-built structure with extensions added over time, and includes features like garages and rear parking.

The club is no longer in operation, and the building is being marketed with potential for residential conversion, subject to planning permission.

Justification for the proposed change of use and conversion of the Hoyland Club

The Hoyland Working Mens Club closed in March 2020, and has never reopened since.

The reason for closure was due to the onset of COVID and the pandemic. Due to lockdown all pubs, clubs and places of entertainment were forced to close.

The Hoyland Club like many other social clubs up and down the country closed down and many never reopened and the main reason why this happened is because social clubs were (and are) dependant on a regular 'core' of patrons which became fragmented and destroyed never to return back to normal.

The applicant is nearing completion of a similar scheme for supported living at The New Cleveland Club in Hull which too, was a victim of the pandemic never to regain its patronage and reopen as a viable business.

The Hoyland Club was put on the market in 2023 and purchased by Continental Gold (the applicant) in April 2025, and a copy of the sales particulars is appended to this statement.

The loss of a licensed premises on this occasion does not necessarily mean the loss of an asset in the Hoyland area as there are other licensed premises close by including the Prospect Tavern less than 50 yards away.

The applicant will be investing over £1m to bring back the building into use as a specialist supportive housing scheme, working with 'Lifeways' the care provider.

The Local Housing Commissioner is supportive of this scheme and confirmed there is a need for this type of care in the area.

Amenity Space

There is no external private amenity space within the scheme proposal and there is little opportunity to provide any due to the fact that the existing building covers most of the application site, however there are some nearby green spaces and leisure facilities within walking distance of the application site which could provide acceptable open space for the residents in this case.

The Application Proposal

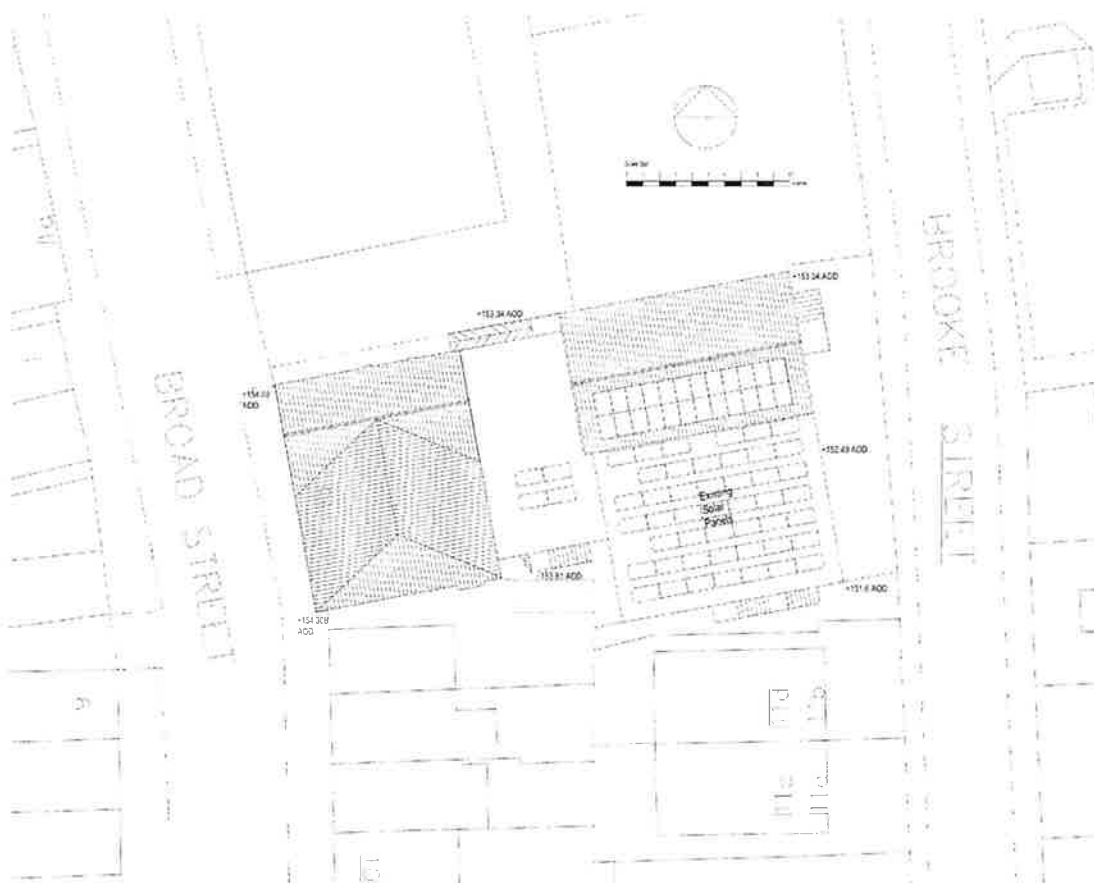
The existing building spans across 3 floors (i.e. Ground, Part Basement & 1st Floors)

The ground floor comprising a bar with a large function room, Billiards Room, bar, office and customer toilets.

The 1st floor comprises a board/meeting room & 3-bed managers flat.

The basement provides car parking, storage and cellar space.

To garages are accessed from Brooke Street at the rear of the property.

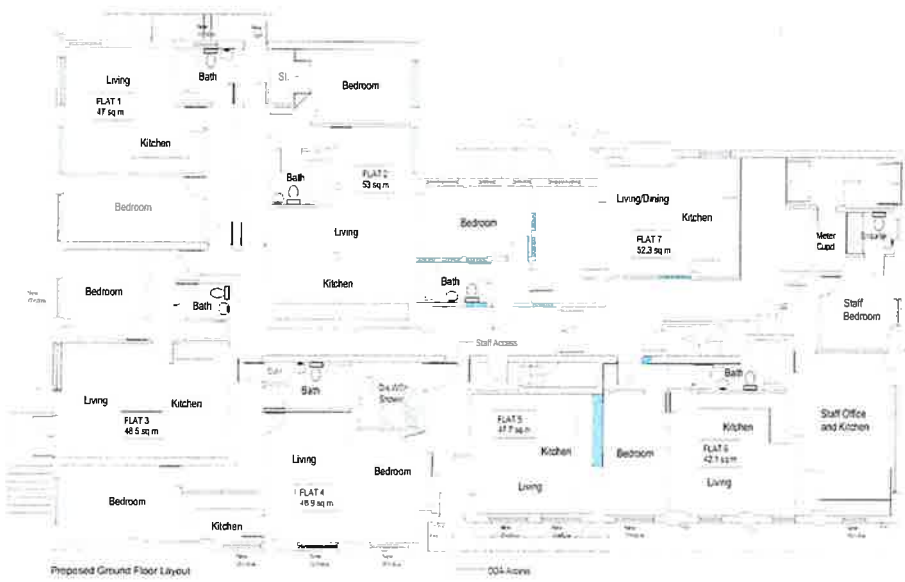


Continental Gold Ltd, the applicant, are seeking a change of use to convert the former club into 9 residential apartments for supported living (C2 use).

Drawing No 2025-12/P02 shows the ground floor converted into 7 apartments as follows:-

- Flat 1 1 x 1 bed flat (47 m²)
- Flat 2 1 x 1 bed flat (53 m²)
- Flat 3 1 x 1 bed flat (48.5 m²)
- Flat 4 1 x 1 bed flat (48.9 m²)
- Flat 5 1 x 1 bed flat (47.7 m²) DDA Compliant Flat
- Flat 6 1 x 1 bed flat (42.1 m²)
- Flat 7 1 x 1 bed flat (52.3 m²)

A staff office, kitchen, bathroom and bedroom for overnight stays is located at the entrance on this floor.

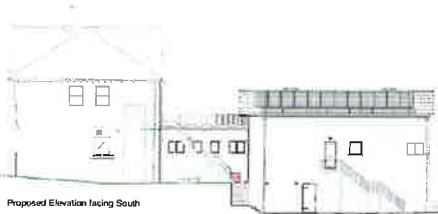
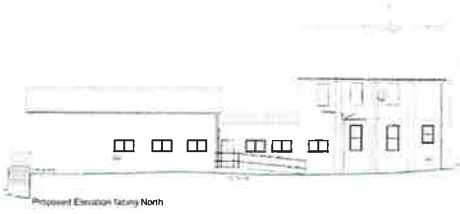
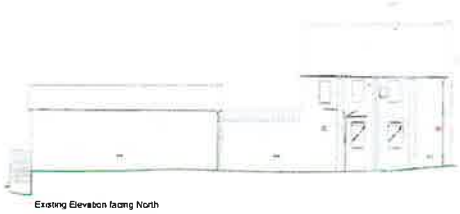
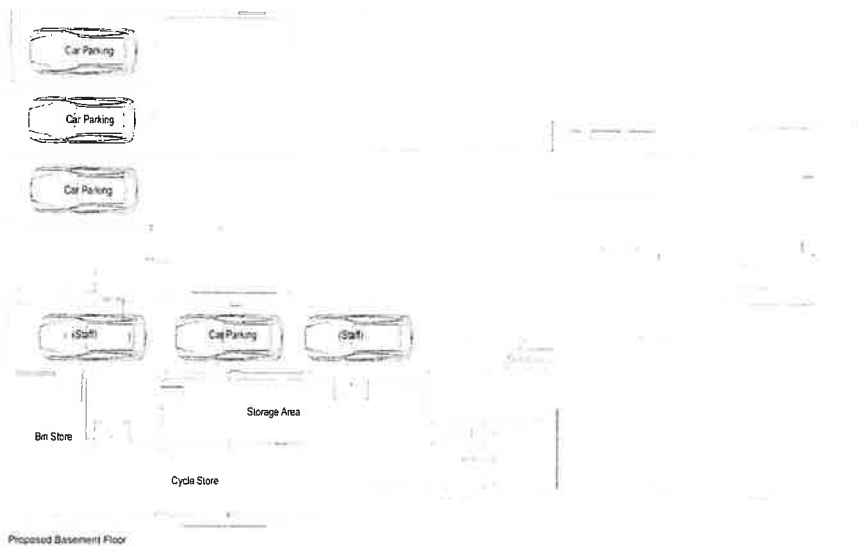


Drawing No 2025-12/P03 shows the 1st floor converted into 2 apartments as follows:-

- Flat 8 1 x 1 bed flat (60.8 m²) with sensory room for 1 on 1 care
- Flat 9 1 x 1 bed flat (66.1 m²) with sensory room for 1 on 1 care



Drawing No 2025-12/P01 shows the basement used for 6 car parking spaces, bin storage, storage, cycle storage and general storage.



The applicant is looking to carry out the conversion work on behalf of 'Lifeways' who specialise in providing bespoke 'home from home' environments for vulnerable adults who require high levels of home care from professional care operators.

Appended to this statement is a supporting letter from Barnsley Metropolitan Borough outlining their activities together with Lifeways and the need for supported living dwellings in this location.

Relevant Planning History

Application Reference:	Description:	Decision:
B/74/1171/HN	Extension to club.	Historic.
B/75/0022/HN	Formation of new fire exit.	Historic.
B/75/0786/HN	Extension to Working Men's Club and formation of car park.	Historic.
B/82/1646/HN	Alterations to working men's club.	Historic.

Planning Policy

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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 application site is allocated as urban fabric within the adopted Local Plan and located within an Accessibility Improvement Zone (AIZ) and a Nature Improvement Area (Dearne Valley Green Heart). In reference to this application, the following policies are relevant:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy I2: Educational and Community Facilities.
- Policy LG2: The Location of Growth.
- Policy H1: The Number of New Homes to be Built.
- Policy H4: Residential Development on Small Non-allocated Sites.
- Policy H6: Housing Mix and Efficient Use of Land.
- Policy GD1: General Development.

- Policy POLL1: Pollution Control and Protection.
- Policy D1: High Quality Design and Placemaking.
- Policy T3: New Development and Sustainable Travel.
- Policy T4: New Development and Transport Safety.
- Policy CC1: Climate Change.
- Policy RE1: Low Carbon and Renewable Energy.
- Policy BIO1: Biodiversity and Geodiversity.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

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. NPPF policy of relevance to this application includes:

- Section 2: Achieving sustainable development.
- Section 4: Decision-making.
- Section 5: Delivering a sufficient supply of homes.
- Section 8: Promoting healthy and safe communities.
- Section 9: Promoting sustainable travel.
- Section 11: Making effective use of land.
- Section 12: Achieving well-designed places.
- Section 14: Meeting the challenge of climate change, flooding and coastal change.
- Section 15: Conserving and enhancing the natural environment.

Paragraph 61 of the NPPF states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 73(d) of the NPPF states small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Paragraph 124 of the NPPF states planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' Land.

Paragraph 125(d) of the NPPF states planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available

sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).

Paragraph 128(a) of the NPPF states local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.

Local Plan Policy H4: Residential Development on Small Non-allocated Sites states proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.

Local Plan Policy H6: Housing Mix and Efficient Use of Land states housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

Paragraph 9.17 of the adopted Local Plan states proposals for new housing will be expected to deliver a mix of house dwelling sizes, type and tenure informed by the most relevant evidence taking into account an up to date Strategic Housing Market Assessment for the entire housing market area and the needs of the market, in order to meet the present and future needs of all members of the community. Various housing types capable of accommodating a range of needs are required across the borough such as family housing and older persons accommodation. Supported housing is required for vulnerable households for example those with physical or mental disabilities and young people with support needs. Proposals will be supported where they are consistent with this policy and other policies in the development plan, or where robust supporting evidence can be provided that would be a material consideration of sufficient weight to take precedence. The principle of creating homes that are capable of meeting long term needs of residents or can be adapted to meet these needs (often referred to as 'Lifetime Homes') will be supported.

Local Plan Policy CC1 states we will seek to reduce the causes of and adapt to the future impacts of climate change by giving preference to development of previously developed land in sustainable locations.

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. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Biodiversity & Geodiversity (B101)

The proposals site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone of Dearne Valley Wetlands SSSI. The development type in this location is not anticipated as likely to adversely impact the SSSI and consultation with Natural England in relation to a future planning application would not be required.

Some minor external works are proposed to the building and that the roofing structure is to be unaffected. On this basis, it is unlikely that a bat roost assessment will be required in order to support the planning application. If works to the roof (including the attic space) and features such as fascia boards are to be affected, a bat roost assessment will be undertaken by a suitably qualified ecologist to methods outlined within the Bat Conservation Trust survey guidance advice.

It is considered that the development is unlikely to be subject to the mandatory Biodiversity Gain condition, meeting the de minimis exemption.

Consideration will be given to the incorporation of biodiversity enhancements for protected and priority species, such as bird and bat boxes, in accordance with the Biodiversity and Geodiversity Supplementary Planning Document and section 15 of the National Planning Policy Framework.

Highways

In terms of accessibility, the nearest bus stop is located on the B6097 West Street approx. 55m from the site from which frequent bus services between Barnsley, Rotherham and Sheffield are available. There are a number of services, amenities and facilities within close proximity and the centre of Hoyland is within 600m of the site. The location is therefore considered to be sustainable which complies with NPPF 9 Promoting Sustainable Transport policies and Barnsley Local Plan (January 2019) Policy T3 New Development and Sustainable Travel.

Flood Risk Issues and Drainage (Yorkshire Water)

A flood risk/drainage consultant has been consulted in relation to the application proposal and below is a statement from Roy Lobley Consulting with regard to potential flood risk and drainage issues.

"The site is in Flood Zone 1, so no Sequential Test and is also for a CoU, so again no Sequential Test required, and I can't see any other form of flooding that would require a FRA.

Re the SW drainage the only comment was from Yorkshire Water which was "Yorkshire Water would expect a future planning application to be accompanied by a robust surface water management plan relevant to the whole site and covering all phases of the development. The plan should follow sustainable drainage principles." That appears to be a standard response for any development as it refers to phases of the development and as you are not touching the surface water I can't see why you would need a drainage strategy for a CoU".

Pollution Control (Noise)

A noise survey was carried out by Environmental Noise Solutions on 11th December 2025 and a copy of this is included in the application submission.

The recommendation for a scheme of sound attenuation can be summarised as follows:

Western & Southern Facades (distant traffic noise)

Thermal double glazed windows (6mm glass, 12mm cavity, 4mm glass) together with 2 Greenwood 5000 EA trickle vents.

Northern & Eastern Facades (plant & beer garden)

Installation of Ryton AAC125HP acoustic wall vents with enhanced double glazing to windows (6mm glass, 6-20mm cavity, 6.8mm optithon).

These recommendations would meet the requirements of Part E of the Building Regulations.

2025-12/DMP/HEP
16.12.2025



Directorate: Place Health & Adult Social Care
Executive Director: Katy Calvin-Thomas

My Ref: AR/ Lifeways
Your Ref:
Date: 20th June 2025
Enquiries to: Alison Rumbol
Direct Dial:
E-Mail: Alisonrumbol@barnsley.gov.uk

To Whom It May Concern

I am writing to confirm that Barnsley Adult Commissioning Improvement and Assurance and the wider social work team support the planned development of the supported living service at Hoyland Nether Working Men's Club, 2 Broad St, Hoyland, Barnsley, S74 9DY.

We have worked with Lifeways who are on our Community Support Framework (ACSES) and know that they have partnered with Golden Lane Housing for this development. GLH are a compliant Housing provider (registration 4803) and will be the landlord.

We understand there are a maximum of 9 tenancies across the service, all of which are single person apartments. 2 of these will be accessible for people with mobility needs

In addition, there will be separate staff facilities with staff based on site 24 hours a day.

We look forward to working with Lifeways and their partners to collaboratively develop the service to best meet Barnsley's current and future needs.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

Alison Rumbol

Alison Rumbol
Senior Commissioning Manager - Adult Joint Commissioning
E-mail: alisonrumbol@barnsley.gov.uk



FOR SALE

FORMER WORKING MENS CLUB

6,464 SQ. FT. (600.50 SQ. M.)

**Hoyland Nether Working Mens Club, 2 Broad Street, Hoyland, Barnsley,
S74 9DY**

- **Former Working Mens Club premises**
- **Potential for residential conversion subject to planning**
- **Solar panel letting on part of the roof space**

FREEHOLD £300,000 subject to contract



DESCRIPTION

The former Working Mens Club is located in a built up mostly residential area within Hoyland. The property is of brick build and has been extended over the years. To the rear is basement garages are rear parking. There is potential for residential redevelopment subject to planning with Rotherham Metropolitan Borough Council.

The property has the benefit of a solar panel lease on part of the roof.

Situated in the town of Hoyland the property boasts excellent commuter links and is within easy reach of both the Dearne Valley Parkway and M1 motorway.

ACCOMMODATION

Total: 6,464 sq. ft. (600.50 sq.m.)

SERVICES

The property has mains electric, drainage and water.

BUSINESS RATES

Uniform Business Rate 2023/2024: 51.2p/49.9p in the £

Under current legislation, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

Rateable Value: £14,000

TENURE

FREEHOLD

Full vacant possession available on completion

PRICE

£300,000 Subject to contract

VAT STATUS

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

LEGAL COSTS

Each party is to bear their own legal costs in the transaction

PLANNING

Any interested party should make enquiries directly with Barnsley Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate of D(94).

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

Ref. No. C2 909



6A Eastgate, Barnsley S70 2EP

Tel 01226 299221

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