

2

D. Open hard surfaced yard area.

Opposite the existing bungalows is a hard surfaced area, being approximately 90 yards long and 26 yards deep, currently used for the parking of heavy goods vehicles.

At the lower end of the site is a 5 bay open workshop/storeplace.

At the present time, we have no details regarding any existing planning consents which may exist on this site relating to it's use for commercial goods vehicles.

We have made preliminary enquiries with the local planning authority, who inform us that the land is currently detailed on the urban development plan as being in an area scheduled for housing. It would therefore seem likely that they would look favourably on an application to develop this land with residential dwellings, but once again the effects on the existing bungalows would be taken into account.

With regard to access, once again it would seem that the Highways Dept. would look favourably on the issue as use by heavy goods vehicles would be replaced by domestic vehicles and cars.

E. Agricultural paddock.

This is an enclosed paddock area, with gateway access from the central roadway at the top of the site. Hedges and fencing surrounding the paddock are in adequate condition and the site in total on the ordnance survey map is shown to extend to just under four and a half acres.

cont...



ARCHITECTS & SURVEYORS

7 Bridge Street, Barnsley, S70 2BQ. Tel & Fax 01223 206551

DS/KH/2693

1

The Cawthorne Brothers,
C/o Mr. B. Wilks,
Bury & Walker with Smith & Ibberson,
Britannic House,
Regent Street,
Barnsley.

JAN 10 1996

Dear Sirs,

RE: ESTATE OF MRS. M. I. CAWTHORNE - LAND OFF STATION ROAD,
DARTON.

Mr. Malcolm Cawthorne has appraised me of the extent of your mother's land off Station Road. He has also asked me to look into the planning situation in regard to use of the bus park opposite your mother's bungalow, 'Orchard Rise', for housing.

Your mother gained outline planning permission for the same purpose in 1989 (Application No. B89/1155/DT). This was for 5 plots to be served by a private road as an extension of the present 'street' leading off Station Road.

This permission has now expired but preliminary indications are that it could be renewed. The only changes in circumstances are that a bungalow has been built beyond the 'Orchard Rise' site and two houses have been built on the old Child Welfare Centre site.

Derrant
SMO
Partnership

ARCHITECT & SURVEYORS

7 Eastgate Barnsley S. Yorks S70 2EP Tel & Fax 01226 206551

DS/KH/2693

1

The Cawthorne Brothers,
C/o Mr. B. Wilks,
Bury & Walker with Smith & Ibberson,
Britannic House,
Regent Street,
Barnsley.

JAN 10 1996

Dear Sirs,

RE: ESTATE OF MRS. M. I. CAWTHORNE - LAND OFF STATION ROAD,
DARTON.

Mr. Malcolm Cawthorne has appraised me of the extent of your mother's land off Station Road. He has also asked me to look into the planning situation in regard to use of the bus park opposite your mother's bungalow, 'Orchard Rise', for housing.

Your mother gained outline planning permission for the same purpose in 1989 (Application No. B89/1155/DT). This was for 5 plots to be served by a private road as an extension of the present 'street' leading off Station Road.

This permission has now expired but preliminary indications are that it could be renewed. The only changes in circumstances are that a bungalow has been built beyond the 'Orchard Rise' site and two houses have been built on the old Child Welfare Centre site.
situation in regard to access.

Before we proceed further with this plot, however, I would respectfully advise the family to consider wider issues. I have prepared a sketch plan to help illustrate these and a copy is attached:-

- 1) The crucial issue to consider is that of the 4.4 acres of land beyond Orchard Rise. This is allocated as 'White Land' on the Development Plan. 'White Land' is land to remain undeveloped at least for the next 5 years but it could eventually be released for development and, if or when it is, it is, in my view, likely to be allocated for housing.