



Keiron Dunn
Planning and Transportation Service
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16 March 2009

Dear Keiron

PLANNING APPLICATION FOR EXTERNAL ALTERATIONS TO FACILITATE CONVERSION OF EXISTING RETAIL WAREHOUSE UNIT INTO FOUR UNITS. UNIT 2 THE PEEL CENTRE, HARBOROUGH HILL ROAD, BARNSELY. APPLICATION REF 2009/0194

Thank you for arranging the meeting last week between ourselves, Mike Hibbert and Bob Knell to discuss the above application.

As discussed and agreed at the end of the meeting, I enclose 4 copies each of revised drawing nos MH521-00 Rev B and MH521-02 Rev C, both of which show unit 2 converted into three units rather than four, with none of the units being less than 930 sqm (10,000 sqft).

Also as agreed at the meeting, the new end unit 2C is shown with a new loading doorway directly onto the service area, meaning it can be serviced through this new doorway or through the existing rear service doorway which will be retained for flexibility.

In light of the revisions, please amend the description of development to read "*External alterations to retail unit to facilitate conversion into three units*"

With regard to the existing garden centre area, this application proposes that it be retained as an area for the external display of items for sale. It would form part of the area leased to unit 2C. Examples of retailers other than DIY stores who make use of external display areas are Go Outdoors and Decathlon, both of whom utilise such areas for external displays of tents. I would be prepared to accept a condition preventing its use for purposes such as storage of waste or waste skips/bins.

As concluded at the end of the meeting, the amended drawing and clarification of use of the existing garden centre area addresses both reasons for refusal of the previous application.

Given the need for the outcome of this application to feed into year end revaluations, I would be grateful if it could be determined as soon as possible.

Yours sincerely

GARETH FINCH
Property Planning Manager

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Barnsley Metropolitan
Borough Council

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No change