

Our Ref: MJT/GMW06 February 2009Barnsley MBC.,Planning Services,PO Box 604,Barnsley,S70 9FE.Dear Sir / Madam,RE: APPLICATION FOR RESIDENTIAL DEVELOPMENT (13 NO UNITS) SITE OF THE FORMER HALFWAY HOUSE HOTEL, GOLDTHORPE, ROTHERHAM • LEISURE INNS LTD • PLANNING PORTAL REF 00621935Please find enclosed the above-mentioned application submitted via the Planning Portal website. I confirm that a cheque for the requisite planning fee has been forwarded in the post.Prior to the submission of this application brief discussions have been held with the Council's Planning Officer, Mr M Smith.In support of the application the following information is submitted:-(i) Full plans and details sufficient for the determination of the planning application.(ii) Design & Access Statement.(iii) Landscaping scheme.In addition to the above submission and to provide the Council will full background information, I would comment as follows:-Continued • 2Barnsley MBC(i) It would be noted that the principle of residential development has already been established at this site. Planning permission has previously been granted in outline. The most recent permission was granted on the 1st September 2008 (application No 2008/1013) which detailed the construction of 13 dwellings. Whilst the permission was granted in outline, it will be noted that all matters of detail, save for the issue of landscaping, were determined at that stage.(ii) In the context of the above comments, clearly the issue of the principle of development is not for consideration at this stage. Furthermore, issues such as siting, layout, access and scale have also been determined.(iii) It will be noted that the scheme as submitted essentially replicates that previously approved by the Council. The minor variation to the scheme is essentially in terms of the appearance and detailing and the splitting of the rear block to the site. It is considered that these changes which are required following detailed investigation of construction costs and marketing do not have any impact in terms of the scheme on adjacent neighbours. No issues of harm are raised.Should you require any further information or wish to discuss the matter, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.Yours sincerely,Michael Townsend BA (Hons) MRTPIChartered Town Planner