



Our Ref: MJT/JMT/AP009-16

18th March 2016

Barnsley MBC.,
Planning Services,
PO Box 604,
Barnsley,
S70 9FE.

Dear Sir / Madam,

RE: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND CAR PARKING TO EXISTING CHEMIST – LAND OFF SHEFFIELD ROAD, BIRDWELL, BARNSELY - NAGEENA LTD

Please find attached the abovementioned application which has Planning Portal reference 04828295. I confirm that the application fee will be paid directly to the Council.

The application, which is submitted in outline with all matters reserved to detail stage other than access, is supported by the following information:-

- (i) Site layout plans – Townsend Planning Consultants. Whilst this application is submitted in outline only, the layout plans identify the form of development that could be accommodated within the site together with the parking area for the chemist.
- (ii) Planning Support Statement – Townsend Planning Consultants.
- (iii) Highways Report – PAH Highway Consultants.
- (iv) Topographical Survey – Stamford Geomatics.

In support of the application and to provide the Council with summary background information on this matter, I would comment as follows:-

- (i) The subject site forms two current uses:-
 1. To the site's frontage onto Sheffield Road is a small parking apron for the existing chemist's shop; and
 2. The land to the rear which was historically utilised as private allotments.

Continued...

- (ii) It will be noted that the private allotments originally consisted of 8no allotments but in recent years only 2 have been utilised with the remainder of the land becoming overgrown and a dumping ground for litter and waste. Notice has been served on the final tenants who have vacated the site and the site is now unused.
- (iii) The subject site, therefore, forms a disused site located within a sustainable urban area. It could usefully add to the housing land supply figures and it is noted that the Council do not currently have a five year land supply.
- (iv) The application is submitted in outline only but the layout provided shows that the site could readily accommodate residential development and meet with the Council's space about buildings standards. It will also be noted that the proposal includes the provision of a parking area for the chemists. This will be a significant improvement in highway terms as the current parking apron for the chemists necessitates reversing on or off the parking area to the front of Sheffield Road. A detailed highways report is submitted with this application.
- (v) A detailed Highways Statement is provided which demonstrates that the access to the site meets with the Council's standards.
- (vi) Full details of the proposal and its relationship to planning policy are set out in the accompanying Planning Support Statement which demonstrates that the proposal conforms to the development plan and, when judged in the context of all material considerations, it is clear that planning permission should be forthcoming.

Should the Council require any further information, the applicants would be willing to provide this. In any event, I would be grateful if you would contact me prior to preparing your recommendation for determination.

Yours faithfully,

Michael Townsend BA (Hons) MRTPI
Chartered Town Planner

Encs