



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/1080
<b>Proposal</b>	Change of use of Working Men's Club (Use Class Sui Generis) to 9x supported living dwellinghouses for adults with staff facilities (Use Class C2) including associated alterations to the exterior of the building.
<b>Address</b>	2 Broad Street, Hoyland, Barnsley, S74 9DY
<b>Date of Consultation Reply</b>	27.02.2026
<b>Consultee</b>	Highways Development Control

### Consultation Assessment and Justification

Good morning, Bradley,

I am somewhat surprised that the applicant has returned with a revised proposal which now demonstrates a reduction in off-street parking provision compared to that previously submitted. The supporting information provided does not give sufficient clarity in respect of staffing levels, shift patterns, and associated movements to enable a robust assessment of whether the proposed parking provision is adequate. While it is acknowledged that some staff may be recruited locally, and therefore may not travel by private car, this cannot be relied upon as a material assumption when assessing parking demand.

Further concern is raised regarding the reliance on garage parking, which introduces additional operational constraints. These include access arrangements to a locked garage, the practicality of manoeuvring within a constrained space, and the potential for conflict during staff shift changeovers, all of which may deter effective use of the spaces in practice.

In accordance with the Barnsley Parking SPD, a C2 use requires the following minimum level of parking provision:

- 1 space per 4–8 members of staff; and
- 1 space per 4 daily visitors.

It would therefore be preferable for the applicant to review any comparable existing supported living schemes within their portfolio and provide evidence of typical parking demand. This should include clear details of staffing numbers by shift, anticipated visitor levels, and how parking demand will be managed on site, to allow a better understanding of the operational requirements and associated parking impacts of a development of this nature.

**Defer for amends/further information\***

\*Delete as applicable

**Consultation Suggested Conditions:**

**Consultation Informative(s):**



# **BARNSLEY**

**Metropolitan Borough Council**

**Planning Obligations required:**