

Application Reference Number:	2025/1080
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Application Type:	<i>Change of Use.</i>
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Proposal Description:	<i>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.</i>
Location:	<i>2 Broad Street, Hoyland, Barnsley, S74 9DY.</i>

Applicant:	<i>Continental Gold Ltd.</i>
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Third-party representations:	<i>X2 Objections.</i>	Parish:	
		Ward:	<i>Rockingham.</i>

<p>Summary:</p> <p>The applicant is seeking planning permission for the change of use of a vacant Working Men's Club (Use Class Sui Generis) to nine supported living dwellinghouses for adults with staff facilities (Use Class C2) including associated alterations to the exterior of the building.</p> <p>The proposal would re-purpose a vacant working men's club in a sustainable location and an existing settlement to provide supported living apartments for adults. The re-use of existing buildings in such settings to meet the needs of peoples with specific housing requirements is supported by national and local planning policies such as paragraphs 61, 124, 125(d) and 128(a) of the NPPF and Local Plan Policies H4 and H6. Great weight is given to use of suitable sites within existing settlements for homes in accordance with paragraph 73(d) of the NPPF.</p> <p>It is not considered that the loss of the working men's club would prejudice the local community because an adjacent public house (The Prospect Tavern) would continue to serve the local community. As such, in this instance it is considered that, on balance, the proposal accords with Local Plan Policy I2.</p> <p>The proposal is also considered acceptable regarding its potential impacts on residential amenity, health and pollution control, highway safety, visual amenity, and biodiversity and geodiversity in accordance with Local Plan policies and adopted guidance.</p> <p>The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).</p> <p>Recommendation: APPROVE subject to conditions.</p>

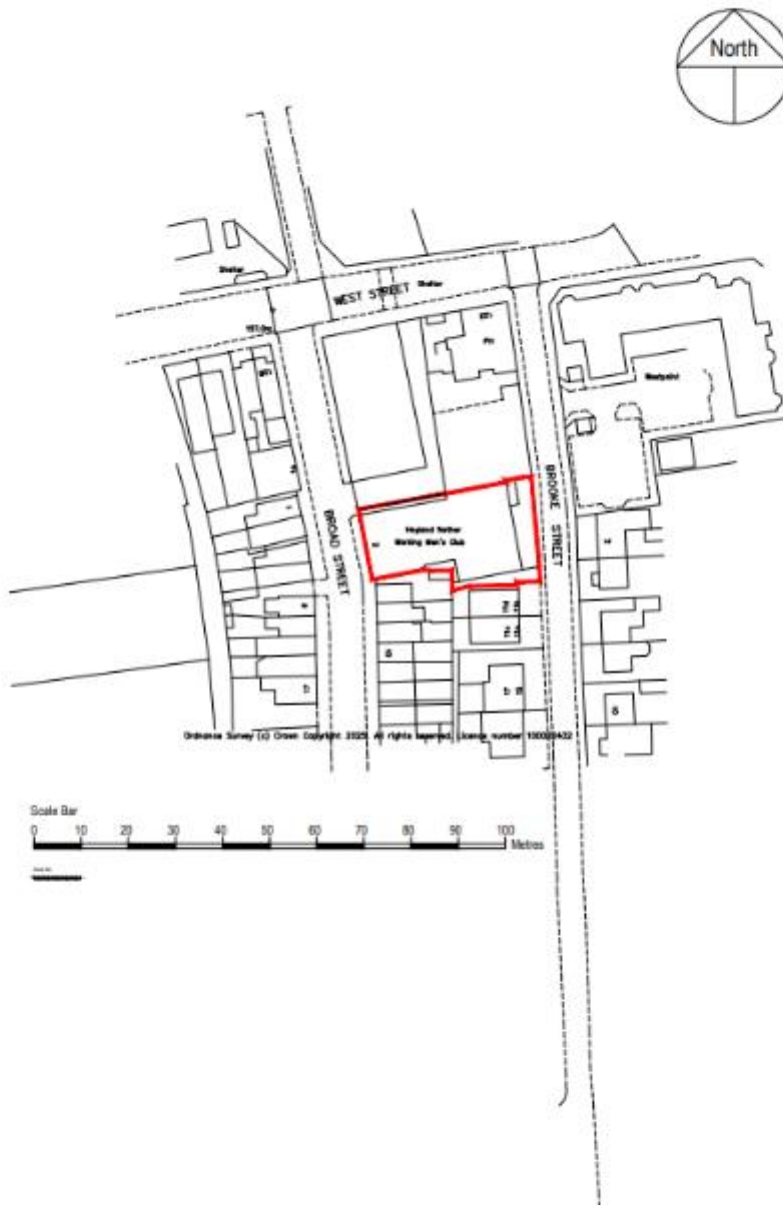
Site Description


This application relates to the vacant Hoyland Nether Working Men's Club located in the settlement of Hoyland between Brooke Street to the east and Broad Street to the west. The immediate area is principally residential in nature characterised by a mix of dwelling types with educational and leisure facilities, places of worship, and local amenities comprising a convenience store, public house and hair salon also nearby. The development site is located circa. 305 metres to the west of the Hoyland District Centre where a wider range of amenities are available, including a medical centre, pharmacy, and a library. West Street to the north also provides good access to public transport with regular bus services to/from Barnsley Town Centre. Within the broader context there is also good access to the Dearne Valley Parkway and Junction 36 of the M1 motorway.

Brooke Street sees a mix of on and off-street parking provision with no on-street parking restrictions in place except for double yellow lines near the junction with West Street.

Broad Street sees on-street parking on both sides of the road with deliveries access for an adjacent convenience store. There are no on-street parking restrictions in place except for double yellow lines near the junction with West Street. There is no through road to South Grove Drive from Broad Street except for access.

The property in question is a two-storey building constructed of brickwork with ground level rendering facing onto Broad Street and various roof types comprising concrete tiled hipped and gable pitched roofs and flat roofs. The property benefits from an existing south-facing solar panel array on the west roofs. Broad Street provides pedestrian access to the property with Brooke Street providing vehicular access to existing off-street parking arrangements comprising integral garages. There is an external fire escape staircase on south elevation off Brooke Street.



Client Continental Gold	Title Location Plan (0.0674 ha)				piercy design 
Project Hoyland Club, 2 Broad Street, Hoyland, Barnsely	Scale 1:1250 @ A4	Date June 2025	Drawn H.P.	Checked	Approved
	Dwg No 2025-12/L01				Revision A
The Client, Bridge Street Duffield YO22 6DA Tel: 01432 255970 Fax: 01432 218521 www.piercydesign.co.uk					

Planning History

B/74/1171/HN	Extension to club.	Historic.
B/75/0022/HN	Formation of new fire exit.	Historic.
B/75/0786/HN	Extension to working men's club and formation of car park.	Historic.
B/82/1646/HN	Alterations to working men's club.	Approved.
B/86/0370/HN/AD	Display of single sided illuminated box sign.	Approved.

Proposed Development

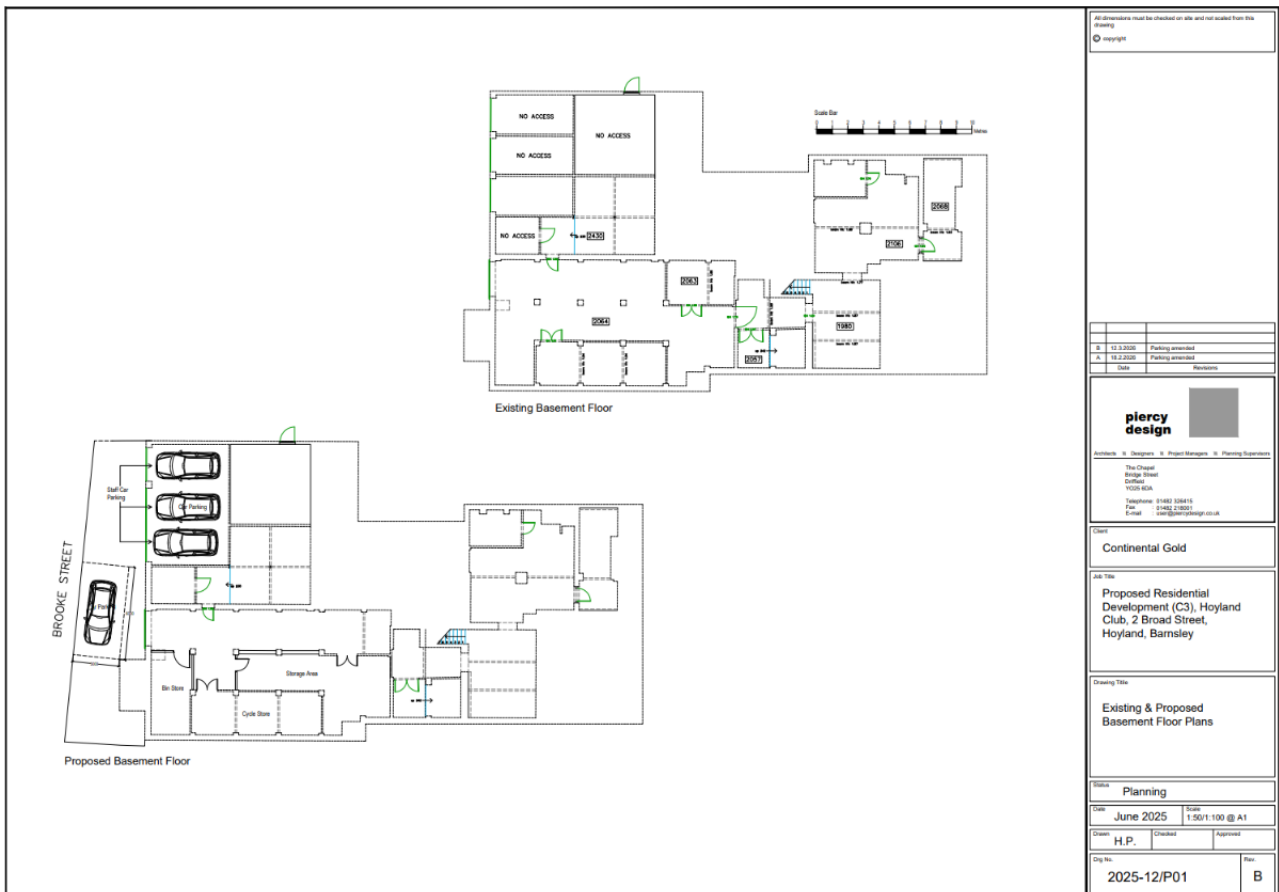
The applicant is seeking planning permission for the change of use of a vacant Working Men's Club (Use Class Sui Generis) to nine supported living dwellinghouses for adults with staff facilities (Use Class C2) including associated alterations to the exterior of the building.

The proposed development includes alterations at basement level to provide off-street car parking, storage areas, a bin store and a cycle store accessed off Brooke Street.

The proposed development includes alterations at ground level to provide seven self-contained flats and staff facilities. New windows would be installed on the north, east and south elevations.

The proposed development includes alterations at first floor level to provide two self-contained flats with associated sensory rooms. New windows would be installed on the east and south elevations.

The proposed development includes works to remove existing external signage. The existing render would also be removed and re-rendered on a like-for-like basis.





plercy design

Continental Gold

Proposed Residential Development (C3), Hoyland Club, 2 Broad Street, Hoyland, Barnsley

Existing & Proposed Elevations

Planning

June 2025 1:500 @ A1

H.P. [] [] []

2025-12/P04 A



plercy design

Continental Gold

Proposed Residential Development (C3), Hoyland Club, 2 Broad Street, Hoyland, Barnsley

Existing & Proposed Elevations

Planning

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2025-12/P05 A

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy I2: Educational and Community Facilities.*
- *Policy LG2: The Location of Growth.*
- *Policy H1: The Number of New Homes to be Built.*
- *Policy H4: Residential Development on Small Non-allocated Sites.*
- *Policy H6: Housing Mix and Efficient Use of Land.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy D1: High quality design and place making.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*
- *Policy CC1: Climate Change.*
- *Policy RE1: Low Carbon and Renewable Energy.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 5: Delivering a sufficient supply of homes.*
- *Section 8: Promoting healthy and safe communities.*
- *Section 9: Promoting sustainable transport.*
- *Section 11: Making effective use of land.*
- *Section 12: Achieving well designed places.*
- *Section 14: Meeting the challenge of climate change, flooding and coastal change.*

- *Section 15: Conserving and enhancing the natural environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Design of Housing Development (Adopted July 2023).*
- *Parking (Adopted November 2019).*
- *Sustainable Construction and Climate Change Adaptation (Adopted July 2023).*
- *Sustainable Travel (Adopted July 2022).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Material Considerations

- *South Yorkshire Residential Design Guide 2011 (SYRDG).*
- *Planning Practice Guidance (PPG).*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

Site notices were posted on Broad Street and Brooke Street expiring 13th February 2026.

A total of two representations were received from two addresses which comprise one objection and one comment. The concerns raised are summarised as follows:

- Impact regarding overlooking from a flat roof in the middle of the premises.
- Impact regarding construction works.
- Impact regarding parking.

Consultations

Adult Care Homes	<i>No comment(s) received.</i>
Affordable Housing Officer	<i>No comment(s).</i>
Biodiversity Officer	<i>No objection(s) subject to condition(s).</i>
Children and Adolescent Care Homes	<i>No comment(s) received.</i>
Local Ward Councillors	<i>No comment(s) received.</i>
Highways Drainage	<i>No objection(s).</i>
Highways Development Control	<i>No objection(s).</i>
Pollution Control	<i>No objection(s) subject to condition(s).</i>
Yorkshire Water Services Ltd	<i>No comment(s).</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The applicant is seeking planning permission for the change of use of a vacant Working Men's Club (Use Class Sui Generis) to nine supported living dwellinghouses for adults with staff facilities (Use Class C2) including associated alterations to the exterior of the building.

Local Plan Policy I2: Educational and Community Facilities establishes that community facilities such as public houses will be protected from development unless it can be demonstrated that the site and premises are no longer required by the existing or an alternative community facility use.

This application is therefore supported by a marketing statement and associated documents which states that marketing instructions were received in August 2024 from Hoyland Nether Working Men's Club with Wilby's terms of engagement issued on 21st August 2024. Formal marketing commenced in October 2024 with a 'For Sale' board on the property, brochure and online advertisement on Right-move Commercial and On the Market. It is stated that interest levels throughout the marketing period were limited given the location and condition of the property. An offer was accepted in January 2025 with the sale/ purchase completed in April 2025. The marketing details provided shows the property was marketed as a former working men's club with the potential for residential conversion subject to planning. Correspondence received during the application process shows that the club was brought to market as the continued operation of the club had become financially unviable.

The Local Planning Authority (LPA) would generally expect evidence to be provided to demonstrate that the property had been marketed (and had no interest) for at least six months. Whilst the details submitted are limited and only demonstrate a four-month marketing period, it is not considered that the loss of the working men's club would prejudice the local community because an adjacent public house (The Prospect Tavern) would continue to serve the local community. As such, in this instance it is considered that, on balance, the proposal accords with Local Plan Policy I2.

Paragraph 61 of the NPPF states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need with an appropriate mix of housing types for the local community.

Paragraph 73(d) of the NPPF establishes that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should: support the development of windfall sites through their planning policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Paragraph 124 of the NPPF states planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst also safeguarding and improving the

environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs that can make as much use as possible of previously developed or 'brownfield' Land.

Paragraph 125(d) of the NPPF establishes that planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 128(a) of the NPPF states Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.

Local Plan Policy H4: Residential Development on Small Non-allocated Sites states proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where proposals comply with other relevant policies in the Plan.

Local Plan Policy H6: Housing mix and efficient use of land establishes that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

Paragraph 9.17 of the adopted Local Plan supports Policy H6 and establishes that various housing types capable of accommodating a range of needs are required across the borough such as family housing and older persons accommodation. In addition, supported housing is required for vulnerable households – for example those with physical or mental disabilities and young people with support needs. Proposals will be supported where they are consistent with this policy and other policies in the development plan, or where robust supporting evidence can be provided that would be a material consideration of sufficient weight to take precedence.

Whilst Adult Care Homes colleagues have not provided comments on this application, they provided comments at pre-application stage which the LPA will defer to. It was stated that the Council's Senior Commissioning Manger had worked with the applicant to identify the site and agree plans and Adult Social Care Team Managers have also confirmed that the Council has demand for such services. It was also confirmed that Team Managers had visited the site to consider the location.

Considering the above, this proposal would re-use an existing vacant working men's club located in a sustainable location and existing settlement to provide supported living apartments. The re-use of existing buildings within a sustainable location and existing settlement to meet the needs of groups with specific housing requirements is actively supported by national and local planning policies such as those outlined above. In addition, whilst this proposal would result in the loss of a long-standing community facility it is not considered this would prejudice the local community which would continue to have access to a nearby public house. Great weight is given to using suitable sites within existing settlements for homes in accordance with paragraph 73(d) of the NPPF. Moreover, a need for this proposal has been identified by Adult Social Care colleagues. As such, significant weight is attributed to the principle of development in this instance – which is supported by national and local planning policies – in favour of the proposal. The anticipated benefit of the proposal is considered to outweigh the loss of a community facility in this instance, on balance.

Considering the above, the principle of development is considered acceptable subject to assessment of the following matters.

Impact on Residential Amenity, Health and Pollution Control

During the application process, concerns were raised regarding disruption during construction works and overlooking impact from potential access onto a flat roof in the middle of the premises.

It is understood that the external doors from flats 8 and 9 facing onto the flat roof in the middle of the premises would only be used for fire escape purposes and would be on an emergency bush bar and alarmed. The 24-hour staffing team would also be aware of this and would brief tenants and control this aspect. Notwithstanding this, a condition could be used to limit access for maintenance purposes and emergency access and egress only.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any impact is anticipated to only be temporary and construction hours could be controlled by condition.

Regarding overshadowing, there are no extensions proposed with supported living dwellinghouses being contained within the existing footprint and floorspace of the existing building achieved through internal alterations. As such, it is not considered that the proposal would contribute to significantly increased levels of overshadowing beyond those that may be experienced or tolerated.

Regarding overlooking and loss of privacy, the proposal would largely re-instate windows in existing openings. Seven new windows would be installed at ground floor level on the north elevation of the building to serve a staff office and kitchen and flats 4, 5 and 6. Some windows would face the blank gable elevation of an adjacent convenience store to the north whilst others would face onto a garden associated with an adjacent public house. While there could be some impact on the privacy of future residents of flats 4 and 5 it is anticipated that any potential impact would likely be temporary, confined to the operational hours of the public house, and weather dependent with the use of the beer garden likely to increase during drier and warmer spells. It is also anticipated that the 24-hour staffing team would support residents to maintain their privacy.

One new window would be installed at ground floor level on the east elevation to serve the bedroom of flat 3. The existing separation distance to the residential properties' opposite would be maintained.

An existing external fire escape stair located on the south elevation to the north of 11 Brooke Street would be re-orientated and a new external door and window would be installed to serve the bathroom of flat 1. This window would face secondary windows located on the side elevation of the flats in 11 Brooke Street and could be conditioned to be obscure glazed in the interests of privacy.

No new windows would be installed at ground level on the west elevation of the building. The window serving the staff en-suite could be conditioned to be obscure glazed in the interests of privacy.

No new windows would be installed at first floor level on the north elevation of the building.

One new window would be installed at first floor level on the east elevation to serve living and kitchen areas of flat 8. This window would look onto the roof of the application building and would achieve adequate separation distance to the residential properties on Brooke Street.

Two new windows would be re-instated in built-up locations at first floor level on the south elevation. These windows would face the side gable elevation of 4 Broad Street. It is not anticipated that these windows would give rise to significant overlooking or loss of privacy because of their proximity to the adjacent property.

No new windows would be installed at first floor level on the west elevation of the building.

Regarding outlook, the proposal would largely re-instate windows in existing openings. There are a couple of locations where outlook could be restricted such as from the first-floor windows located on

the south elevation of the building serving the kitchen of flat 8 and from ground floor windows located on the south elevation serving the living area and bathroom of flat 1. However, these windows would serve secondary purposes with other windows provided on the east elevation which are anticipated to maintain reasonable levels of outlook.

All habitable rooms would benefit from access to a window and reasonable levels of natural light.

All flats would comply with the minimum internal space standards for 1-bed 2-person dwellinghouses as established by table 4A.1 in the SYRDG. It is understood that up to two of the flats provided would be for individuals with accessible needs.

It is normally expected that shared private amenity space for apartments or flats should be provided at a minimum of 50 square metres plus an additional 10 square metres per unit as balcony space or added to shared private amenity space. Where private amenity space cannot be provided balconies should be provided and should be a minimum of 3 square metres. The amount of amenity space to be provided would also depend on the quality, quantity and accessibility of local public open space.

In this instance, no shared private amenity space has been proposed due to the limited opportunity to facilitate this within the footprint or curtilage of the existing building. In addition, no balconies have been proposed. It is understood that balconies may not be appropriate subject to individual's needs and would likely have given rise to unacceptable overlooking and loss of privacy impacts. While the absence of shared private amenity space or balconies weighs against the proposal, in this instance, given the type of development proposed, the constraints of the development site, and the potential needs of individuals, this element is attributed limited weight, particularly as the development site is within reasonable walking or wheeling distance of Hoyland Leisure Centre and several areas of local green space. This is considered acceptable in this instance, on balance.

This application is supported by a Noise Impact Assessment (NIA) which identifies the surrounding noise environment as being characterised by road traffic on West Street to the north, with fixed plant present on externally on the façade of the neighbouring convenience store. The NIA concludes that a scheme of sound insulation works has been developed to protect the proposed development from the ambient noise climate.

The Council's Environmental Health Officer (Pollution Control) was consulted, and no objection was received subject to conditions to control construction hours, to prevent the burning of materials, and to implement the proposed sound insulation scheme prior to occupation.

Considering the above, the proposal is considered acceptable regarding its potential impact on overshadowing, overlooking and loss of privacy and outlook and would also accord with minimum internal space standards with reasonable access to natural light and local leisure facilities and green spaces. Potential noise impacts from the ambient noise climate would be addressed via a developed scheme of sound insulation works. As such, this is attributed significant weight in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

During the application process, concerns were raised regarding parking from staff and visitors.

Paragraph 116 of the NPPF states development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe following mitigation and considering all other reasonable future scenarios.

This application relates to the vacant Hoyland Nether Working Men's Club located in the settlement of Hoyland between Brooke Street to the east and Broad Street to the west. The immediate area is principally residential in nature characterised by a mix of dwelling types with educational and leisure facilities, places of worship, and local amenities comprising a convenience store, public house and hair salon also nearby. The development site is located circa. 305 metres to the west of the Hoyland District Centre where a wider range of amenities are available, including a medical centre, pharmacy, and a library. West Street to the north also provides good access to public transport with regular bus services to/from Barnsley Town Centre. Within the broader context there is also good access to the Dearne Valley Parkway and Junction 36 of the M1 motorway.

The development site lies between Brooke Street to the east and Broad Street to the west. Brooke Street sees a mix of on and off-street parking provision with no on-street parking restrictions in place except for double yellow lines near the junction with West Street. Broad Street sees on-street parking on both sides of the road with deliveries access for an adjacent convenience store. There are no on-street parking restrictions in place except for double yellow lines near the junction with West Street. There is no through road to South Grove Drive from Broad Street except for access.

Highways development control was consulted, who did raise initial concerns with the on-site parking arrangements proposed and further details were sought regarding staff numbers and shift patterns, visitor expectations and whether there is a likelihood for other visitors, such as medical professionals.

An amended scheme was submitted which raised further concerns. A further amended scheme was submitted supported by the requested additional information. Highways Development Control were re-consulted with colleagues stating that the additional information provides a clearer picture as to the operations. Further research has also been carried out regarding the other facilities the applicant operated in and around the South Yorkshire area, and it does look like the levels of parking proposed is aligned with other provision offered elsewhere. Therefore, the latest amendments are considered adequate, and the removal of the solid garage walls to provide more of a carport arrangement would be acceptable. Trip generation and movement patterns for the proposed C2 supported living use are anticipated to be lower than those associated with the former Working Men's Club, which previously had potential for peak time and late evening activity. Internal bin and cycle storage would be provided with refuse collection undertaken from Brooke Street.

Highways development control raised no objections subject to conditions requiring compliance with the amended scheme.

The LPA has no reason to disagree with the professional opinions of highways development control colleagues in this instance.

In addition, the development site is considered to be in a sustainable location with reasonable access to local services and amenities and public transport links. A cycle store would also be provided that could help to encourage alternative modes of transport.

Consequently, it is not considered that there would be an unacceptable impact on highway safety to otherwise justify the refusal of this application on highways grounds in line with paragraph 116 of the NPPF. Therefore, the proposal is considered acceptable in this instance and is attributed moderate weight in favour of its approval.

The proposal is therefore considered to comply with Local Plan Policy T3: New Development and Sustainable Travel and Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on Visual Amenity

No extensions are proposed and only limited external alterations are proposed that would comprise the re-orientation of an external fire escape stair and re-instatement and installation of windows, the

removal of signage, and the replacement of render on a like-for-like basis. As such, the proposal is not considered to significantly alter or detract from the character of the street scene and would also prevent the building falling into a state of disrepair which is generally welcome.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policies D1: High Quality Design and Placemaking and is acceptable regarding visual amenity.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal is exempt from BNG in this instance.

At pre-application stage it was advised that the applicant should consider incorporating bird and bat boxes with an aim to enhance opportunities for biodiversity on-site in accordance with the Council's adopted guidance and the NPPF because the development site lies within the Dearne Valley Green Heart Nature Improvement area which expects an enhancement in biodiversity provision under Local Plan Policy BIO1. Such enhancement measures were not initially included and were instead sought from the applicant during the application process.

Amendments were submitted indicating the proposed box types and their location which is welcome and considered acceptable by the Council's Ecologist (Biodiversity Officer).

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

Having balanced all material planning considerations, whilst some objections have been received in respect of the proposal, it is considered that concerns have been appropriately addressed through the information provided and potential impacts could be mitigated by appropriately worded planning conditions.

The proposal would re-purpose a vacant working men's club in a sustainable location and an existing settlement to provide supported living apartments for adults. The re-use of existing buildings in such settings to meet the needs of peoples with specific housing requirements is supported by national and local planning policies such as paragraphs 61, 124, 125(d) and 128(a) of the NPPF and Local Plan Policies H4 and H6. Great weight is given to use of suitable sites within existing settlements for homes in accordance with paragraph 73(d) of the NPPF.

The proposal would result in the loss of a long-standing community facility. It has been put forward that the continued operation of the working men's club had become financially unviable and as such, the property was brought to market. Limited evidence has been submitted demonstrating a 4-month marketing period.

The Local Planning Authority (LPA) would generally expect evidence to be provided to demonstrate that the property had been marketed (and had no interest) for at least six months. Whilst the details submitted are limited and only demonstrate a four-month marketing period, it is not considered that

the loss of the working men's club would prejudice the local community because an adjacent public house (The Prospect Tavern) would continue to serve the local community. As such, in this instance it is considered that, on balance, the proposal accords with Local Plan Policy I2.

In addition, a need for this proposal has been identified by Adult Social Care colleagues and as such, significant weight is attributed to the principle of development in this instance in favour.

Following amendments, the proposal is considered acceptable regarding its impact upon residential amenity by way of overshadowing, overlooking and loss of privacy, outlook, internal space standards and noise. While the absence of shared private amenity space or balconies provision weighs against the proposal, this is attributed limited weight in this instance because of the limited opportunities and practicality of accommodating such provision and the accessibility of the development site in relation to its locality to nearby local leisure facilities and green spaces. The proposal is therefore considered acceptable, on balance, regarding Local Plan Policies GD1 and POLL1, and is attributed significant weight in favour of the proposal.

Following amendments, the proposal is considered acceptable regarding its highway safety impact providing adequate off-street car and cycle parking facilities in accordance with Local Plan Policies T3 and T4 and is attributed moderate weight in favour of the proposal.

The proposal is considered acceptable regarding its visual amenity impact in accordance with Local Plan Policy D1, and is attributed modest weight in favour of the proposal

Following amendments, the proposal would provide adequate biodiversity enhancement measures by way of the installation of bird and bat boxes in appropriate locations on the building which accords with Local Plan Policy BIO1 and is attributed modest weight in favour of the proposal.

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance. Therefore, planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Additional information sought in relation to Highways Development Control comments.*
- *Additional information sought in relation to Biodiversity Officer comments.*
- *Additional information sought in relation to Pollution Control comments.*
- *Additional information sought in relation to representations received.*
- *Additional information sought regarding the marketing of the premises.*
- *Amended plans to address consultee comments and to increase the overall floorspace of flat 6 to accord with the SYRDG.*

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:

2025-12/L01 Rev. A Location Plan.

2025-12/P01 Rev. B Existing and Proposed Basement Floor Plans.

2025-12/P02 Rev. C Existing and Proposed Ground Floor Layout Plans.

2025-12/P03 Rev. C Existing and Proposed First Floor Layouts.

2025-12/P04 Rev. A Existing and Proposed Elevations.

2025-12/P05 Rev. A Existing and Proposed Elevations.

2025-12/S01 Rev. B Proposed Site/Roof Layout Plan.

Noise Impact Assessment ref. NIA-12409-25-12675-V1-Hoyland (Final).docx produced by Environmental Noise Solutions Limited dated 11th December 2025.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

3. Prior to occupation, the mitigation measures described in the Noise Impact Assessment, ref. NIA-12409-25-12675-V1-Hoyland (Final).docx, produced by Environmental Noise Solutions Limited, dated 11th December 2025 shall be implemented in full and retained thereafter.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

4. Prior to occupation, the biodiversity mitigation and enhancement measures shown on the approved plans (2025-12/P02 Rev. C and 2025-12/P03 Rev. C) shall be implemented in full and retained thereafter.

Reason: In the interests of biodiversity conservation and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

5. Prior to occupation, the cycle and parking provision shown on the approved plans (2025-12/P01 Rev. B) shall be implemented in full and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of cycle parking in the interests of sustainable and active travel and in accordance with Local Plan Policy T3: New Development and Sustainable Travel.

6. The use of the property (2 Broad Street, Hoyland, Barnsley, S74 9DY) for nine supported living dwellinghouses for adults with staff facilities (Use Class C2) hereby approved shall only be used/ occupied for this specific purpose and for no other use, including any other use falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987, or any Order revoking and re-enacting that Order with or without modification.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1: General Development and POLL1: Pollution Control and Protection.

7. Construction or demolition-related activity shall only take place between the hours of 08:00am – 18:00pm Monday to Fridays, 09:00am – 14:00pm Saturdays and at no time on Sundays and Bank Holidays.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.
8. There shall be no burning of any material on the development site during the demolition and construction phases.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.
9. The external materials shall match those used in the existing building and specified on the approved documents (2025-12/P04 Rev. A and 2025-12/P05 Rev. A). All external signage shall be removed and the render shall be replaced on a like-for-like basis.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.
10. The window serving the bathroom of flat 1 shall be obscured glazed and retained as such thereafter for the lifetime of the development.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1: General Development.
11. The window serving the en-suite to the staff bedroom shall be obscured glazed and retained as such thereafter for the lifetime of the development.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1: General Development.
12. Access to the roof area from flats 8 and 9 shall be for maintenance and emergency access or egress purposes only. There shall be no access at any other times.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1: General Development.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.
2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
3. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.