

## **Sequential test for the change of use from a public house to residential apartments at The Fitzwilliam Arms, Hill Street, Elsecar**

The last use of the site has been as a public house which may be considered as being a community facility. Both national and local policy seek to retain community facilities unless the facility cannot be economically successful or if the change of use would not have a significant effect on the ability of local people to access local services.

In this case the facility is not economically viable and the income generated would not meet the cost of the demolition and rebuild necessary for the safety of the building. Basic costs of the operations required can be provided if necessary.

The area is well provided with public houses and other refreshment facilities:  
Public houses:

- The Crown Inn, Hill Street – 90m
- The Official Cobcar, St Helens Street – 190m
- The Milton Arms, Armroyd Lane – 400m
- Elsecar Sports & Social Club – 470m
- Market Hotel, Forge Lane – 540m
- Bars within the Elsecar Heritage Centre – 640m
- The Queens Head, King street – 690m
- The Furnace, Milton Lane – 900m

Other Refreshment facilities

- Wilkinson Road, Takeaway
- Pizza House, Hill Street
- The Cottage Kitchen, Fitzwilliam Street
- Cafes and other food outlets within the Elsecar Heritage Centre
- Café in Elsecar Park
- A variety of takeaways within Hoyland Town Centre

The change of use proposed will have no significant effect on the ability of local people to access local refreshment facilities or meeting places.