



PLANNING CONSULTATION RESPONSE

Application No	2025/1080
Proposal	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.
Address	2 Broad Street, Hoyland, Barnsley, S74 9DY
Date of Consultation Reply	04/02/26
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting Highways Development Control on this application for 9 supported living houses for adults.

The site occupies a corner plot between Broad Street and Brooke Street within Hoyland's built up area. The principal frontage is to Broad Street, with historical garage access taken from Brooke Street at the rear. Accessibility to public transport and local amenity is good, with the nearest stop on West Street approximately 55 metres from the site and the wider Hoyland District Centre within approximately 600 metres.

The existing building spans basement, ground and first floor levels. Historically, the basement formed garage space accessed from Brooke Street at the rear of the property. The current proposal seeks to retain a garage arrangement in the basement as formalised off-street parking, together with internal bin and cycle storage with refuse collection undertaken from Brooke Street.

In parking terms, the operational practicality of the basement layout is a critical issue. The single garages measure approximately 2.5 metres by 5.3 metres and the elongated space identified for tandem operation is approximately 2.4 metres by 15 metres. While such dimensions may theoretically allow multiple vehicles parking, the narrow width and enclosed nature are very likely to discourage staff from using the spaces as intended, and it is highly improbable that visitors would attempt to park within the garage area. In practical day to day operation, the effective on-site parking capacity would therefore be lower than suggested, with a heightened risk of displacement onto surrounding streets. These concerns are compounded by the fact that a multi vehicle tandem arrangement will routinely block in vehicles and is unsuited to staff shift changes or ad-hoc visiting professionals.

Trip generation and movement patterns for the proposed C2 supported living use are expected to be lower than those associated with the former Working Men's Club, which previously had the potential for peak time and late evening activity. However, the combination of constrained parking spaces and the likelihood of low take up of the basement bays means



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that the development must demonstrate how routine staff and occasional visitor parking demands will be accommodated on site without reliance on the highway. The applicant advised that staff presence will be required 24 hours a day, but I note there is no further detail the level of staffing numbers by shift, visitor expectation and whether there is a likelihood for other visitors, such as medical professionals.

On this basis, while the site is sustainably located and capable in principle of supporting the proposed use, the current basement layout and the lack of detailed information as to the operation requirements of the proposed use, do not yet demonstrate acceptable parking provision.

Many Thanks

Sarah Sharp
Senior Engineer

NO OBJECTION*	Defer for amends/further information*	OBJECT
Consultation Suggested Conditions:		
Consultation Informative(s):		
Planning Obligations required		