



PLANNING CONSULTATION RESPONSE

Application No	2025/0532
Proposal	Conversion of vacant church and church hall; installation of first floor in church building and associated works to create 11 residential apartments (Use Class C3).
Address	Wesleyan Reform Church, Wakefield Road, Smithies, Barnsley, S71 1NP
Date of Consultation Reply	
Consultee	Highways DC

Consultation Assessment and Justification

This application seeks full planning permission for the redevelopment of the vacant church and church hall to provide 11 residential units; ten of one bedroom and a single two-bedroomed unit. The submitted layout drawing shows 11 off-street parking places and a bin store.

The site is accessed via Isobel Close, which provides an existing and established point of entry to the former church and school building. The access and associated parking area previously supported the building's use for religious and community purposes, which would have generated regular vehicle movements, particularly during events and services. It is likely that the pattern for vehicular movement would have been subject to significant peaks and troughs depending on when events occurred, whereas this proposal will generate a more regular patterns associated with residential developments. That said, Highways DC officers acknowledge the previous use and would not wish to raise objection to the quantum of development in terms of traffic generation.

With regard to parking, whilst the scheme provides resident spaces commensurate with the guidance set out in the Council's Parking SPD, there is no provision for visitors, and this should be provided at a rate of one space per four dwellings (i.e. three in this instance).

The bin store provided measure approximately 4.0m x 1.6m, which would not be of sufficient size to store individual bins for eleven dwellings. It may be that communal bins are to be provided, but this would have to be confirmed by the applicant, or a larger bin store demonstrated. There are also no details of collection arrangements submitted. If the intention is for a refuse vehicle to collect from Isobel Close, then swept path analysis of collection wagon should be provided; if collection is intended from Wakefield Road, then a collection pad of adequate size should be shown adjacent to the public highway.

Please therefore ask the applicant to provide the following information:

- Three visitor parking spaces demonstrated on a plan to bring the total spaces to 14 to ensure that the off-street parking provision satisfies the expectations set out in the Parking SPD.
- Bin storage demonstrated to be of suitable dimensions to accommodate all bins.
- Bin collection arrangements detailed, with either a collection pad shown adjacent to Wakefield Road, or internal turning of a refuse vehicle entering and exiting Isobel Close in a forward gear demonstrated by way of swept path analysis. (Requirements: Length 11 metres, width 2.75 metres, height 4.5 metres, weight 26 tonnes, turning circle needed 15.25 metres. A 0.5m gap from the edge of the carriageway or other obstruction should be maintained at all times when tracking vehicles).

Defer for amends/further information



BARNSLEY

Metropolitan Borough Council

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: