



**MAW**  
TOWN PLANNING LTD

## Planning Statement

**Application site:** St Hilda's Church, Thurnscoe, Barnsley, S63 0HJ

**Proposal:** Change of use of vacant church building (Class F1) to storage (Class B8) and installation of a 2m high fence with gates.



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## **1.0 Introduction**

- 1.1 The application site is St Hilda's Church. The property fronts onto Hanover Street and is within a residential area. The church closed for worship in 2021. It has been advertised for sale following a decision to dispose of the asset.
- 1.2 The applicant is the prospective purchaser, and he lives adjacent to the application site. The applicant operates a small housebuilding business and is seeking to use the building principally for general storage.
- 1.3 There are no structural or external changes proposed.

## **2.0 Details of the Proposed Use**

- 2.1 The applicant operates a small housebuilding business, and he proposes to use the church for storage of general building items. The applicant also wishes to use the building occasionally to carry out admin duties and hold meetings with clients.
- 2.2 The new use would not have staff and will only be used/ visited on an ad hoc basis by the applicant.

## **3.0 Highway Impacts and Parking**

- 3.1 To the side of the church is a driveway with dropped kerb that can accommodate 3-4 vehicles. This would be sufficient for the proposed use and there is no proposal to extend the on-site parking areas.
- 3.2 The applicant would visit the property to pick up and drop off general building items as and when the need arises. This will be carried out in the applicants own vehicle, which will either be his own car or transit van.
- 3.3 The applicant lives adjacent to the site so he will walk to the site for security checks, building maintenance and to carry out admin work.
- 3.4 There would be no bulky goods stored on site (e.g such as bricks, blocks or aggregates) as they are delivered direct to the building sites.

## **4.0 Security**

- 4.1 The site is surrounded by residential properties, and the applicant lives directly behind the site. Therefore, the site benefits from natural surveillance. However, to improve security and to protect the church grounds, the application includes a proposal to erect a 2m high fence with gates to the side and front.

## **5.0 Biodiversity Net Gain**



5.1 The Biodiversity Gain Requirements (Exemptions) Regulations 2024 state:

**4.**—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero;  
and

(b) less than 5 metres in length of onsite linear habitat.

5.2 There are no proposed changes to outdoor areas. All landscaping will remain as existing, except for a de minimus impact to grassed areas to fit the fence posts. This would affect less than 25m<sup>2</sup> of the onsite habitat.

5.3 Therefore, the proposal is exempt from mandatory biodiversity net gain.

## **6.0 Summary**

This proposal is a low-key use to allow a small housebuilding company (and who is a neighbouring occupier) to store general building items and use the space occasionally for paperwork and client meetings. The proposed use is not expected to create any highway or residential amenity impacts. Giving the building a new use will also safeguard its future and ensure the building does not fall into disrepair.