



REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2025/0820

To MPD Built Environment Consultants Ltd
133 Mill Lane
Newton - Le - Willows
WA12 8BT

Proposal Change of use from dwellinghouse (Class C3) to 4 Child Children's Home (Class C2)

At 18 - 20 Church Street, Royston, Barnsley, S71 4QU

Permission is **refused** for the proposals which were the subject of the Application and Plans registered by the Council on 25/09/2025 and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The change of use would result in the loss of a 'larger dwelling' from the housing stock. This would be contrary to Local Plan Policy H9 'Protection of Existing Larger Dwellings', and Supplementary Planning Document 'Design of Housing Development', which state that it is important to ensure the endurance of existing housing stock of this type. In recent years dwelling conversions have been taking place at an increasing rate in the borough. These conversions have resulted in a loss of larger homes, contributing to the imbalance in the housing stock
- 2 The proposed site layout plan includes fencing around a parking space accessed off Church Street, which would remove from that parking space access to turning provision within the site and result in vehicles reversing onto or off the classified Church Street B6132, to the detriment of highway safety and contrary to Local Plan Policy T4 New Development and Highway Improvement and paragraph 115 of the NPPF. The proposed site layout also proposes the provision of four parking spaces off New Street but without sufficient details of levels and materials to ensure that they would remain available for use and not result in:
 - a. parking being displaced onto New Street, where space is at a premium, and
 - b. materials being deposited on the highwayto the detriment of highway safety and contrary to Local Plan policies T3 New Development and Sustainable Travel and T4 New Development and Highway Improvement and NPPF paragraphs 115 and 116.

- 3 The proposed change of use would be materially detrimental to the amenities of the occupants of the neighbouring dwellings by reason of noise and disturbance generated through the comings and goings particularly of staff members and movements/activities associated with the use including vehicle manoeuvring and parking on New Street where parking is at a premium. This would be contrary to Local Plan Policy GD1 'General Development'.

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 12 March 2026

A handwritten signature in black ink, consisting of a stylized, cursive script that is difficult to decipher, followed by a horizontal line extending to the right.

Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within six months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.