



PLANNING CONSULTATION RESPONSE

Application No	2026/0361
Proposal	Conversion of 2no units into 1no unit and the change of use from C3 (dwellinghouse) to C2 (residential institution)
Address	Ship Hotel, Midland Road, Royston, Barnsley, S71 4AY
Date of Consultation Reply	25/06/26
Consultee	Highways DC

Consultation Assessment and Justification

The proposal would convert two flats to a three-bedroomed residential institution with no change to the external layout of the wider property.

The Council's Parking SPD recommends one parking space for a two-bedroomed flat. For the proposed use, this changes to 1 space per 2 staff and 1 space per 3 daily visitors. The submitted staff rota pattern suggests a single member of staff will be present for most of the time with a crossover occurring twice in any 24-hour period. Aside from organised independent assessors, all visitors are expected to arrange their visit in advance.

It is unlikely that the proposals would increase vehicle parking significantly and may even reduce the overall car use associated with the site. As such, HDC officers would have no grounds to raise objection to the scheme.

No specific highway conditions are deemed necessary.

NO OBJECTION

Consultation Suggested Conditions:

None

Consultation Informative(s):

None

Planning Obligations required:

None