

2025/0802

Mr S Chadrakumar

Kelvin Grove Sports and Social Club

Change of use of the ground floor of the former social club to 4 x two bedroom apartments.

Site Description

The application site lies just on the edge of Wombwell Centre on the eastern side of Kelvin Grove. The property is the former Sports and Social Club which is no longer open. The building itself is a flat roofed two storey property which is built in a light buff brick. To the side is a small tarmacked area which has previously been used for parking associated with the club. The site is surrounded by a variety of uses given its town centre location, there are some commercial premises near by as well as other residential properties.

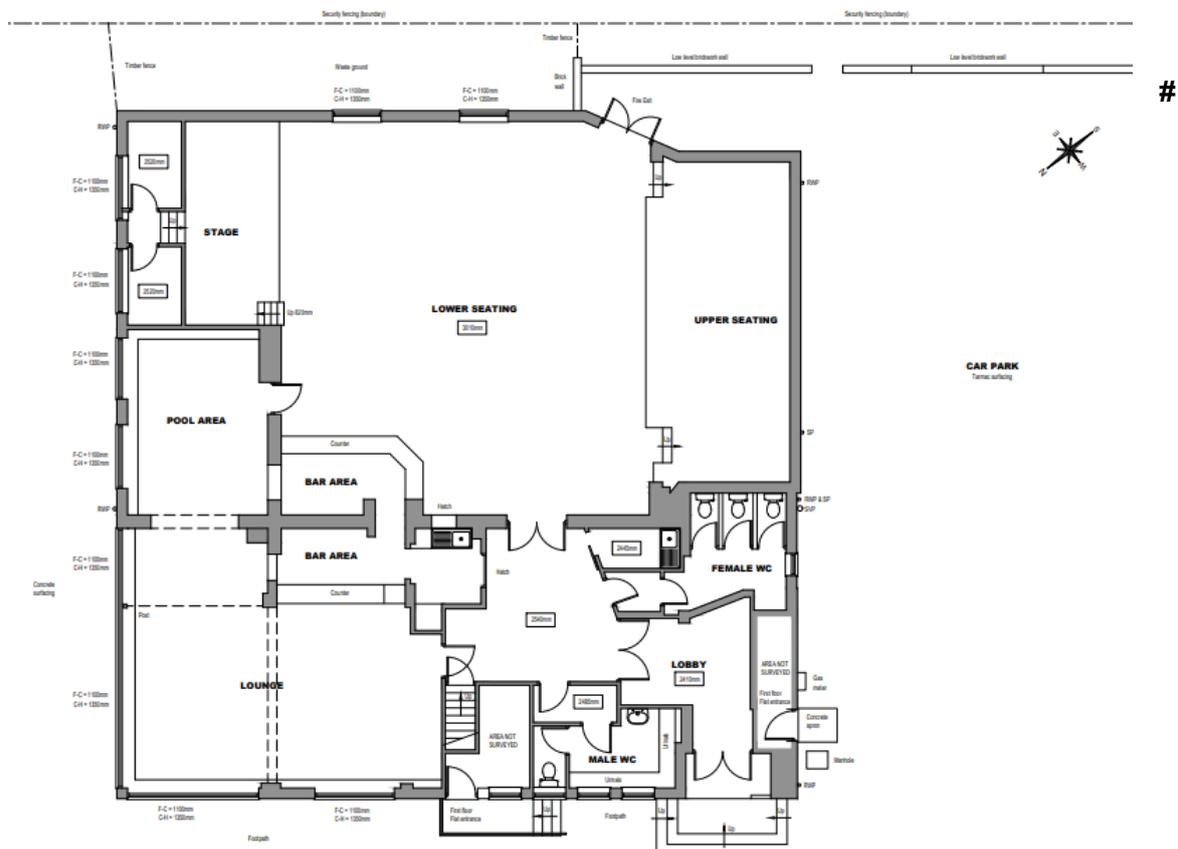
Planning History

2005/1731 – Conversion of first floor club room and office to manager flat – Approved 2005

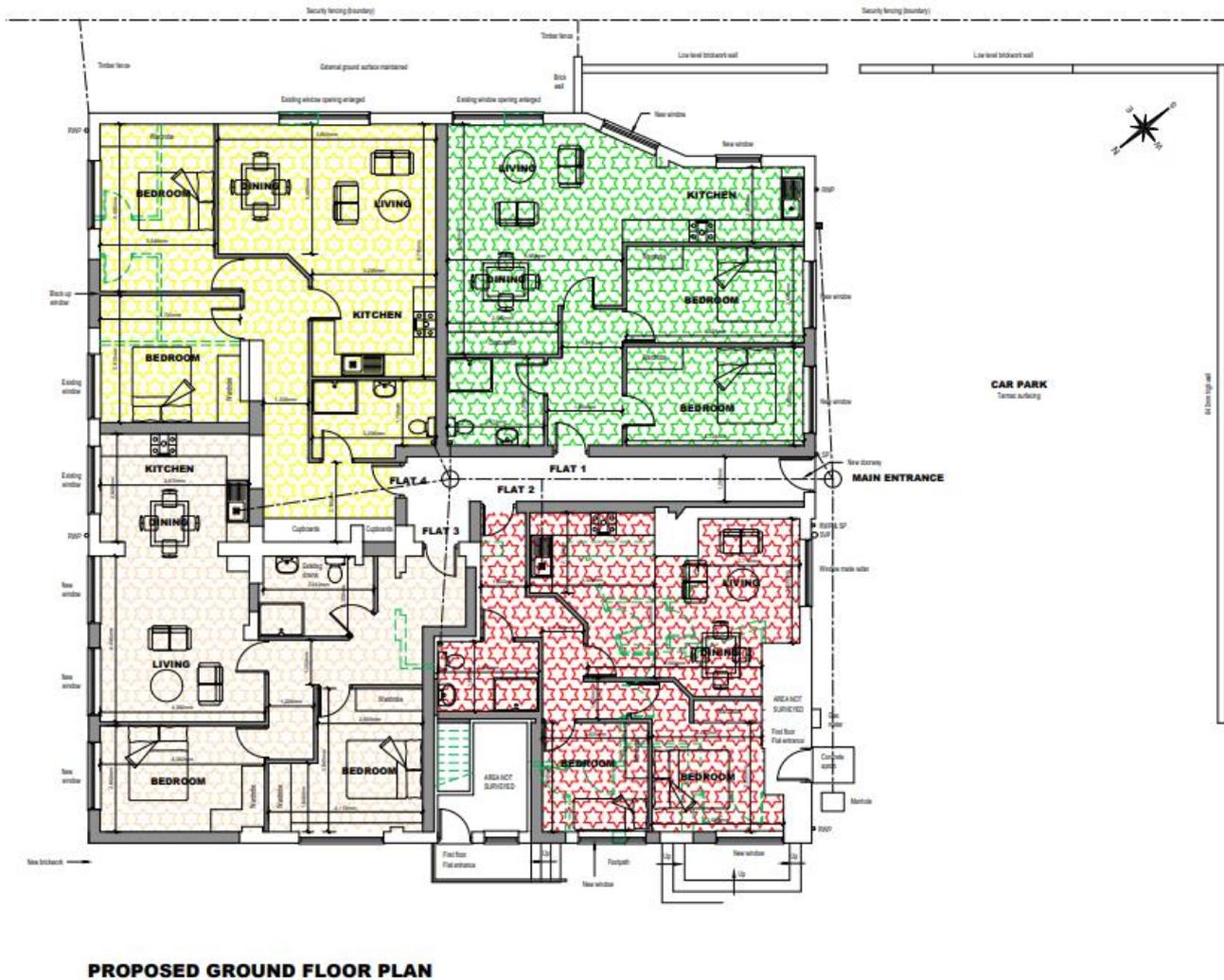
2007/1480 – Erection of 2 Terrasol Awnings to create a sheltered area – Approved 2007

Proposed Development

The applicant is seeking permission for the change of use of the former sports and social club to create 4 x two bedroom apartments. The existing and proposed floor plans are shown below:



EXISTING SITE / GROUND FLOOR PLAN



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Wombwell District Centre

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy TC1: Town Centres – The District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre new retail and town centre development will also be directed to the District Centres.

Policy POLL1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T3: New Development and Sustainable Travel – Development should be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

Policy T4: New Development and Transport Safety - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy E7: Loss of Local Services and Community Facilities in Villages - Planning permission for changing the use of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, post offices and petrol stations; to new uses will only be allowed if it can be shown that: The business or facility cannot be economically successful; or The change of use would not have a significant effect on the ability of local people to access local services

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The most pertinent SPD's in this case are:

- The Design of Housing Development
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 9: Promoting sustainable transport
- Section 12: Achieving well designed places

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Consultee	Summary of response
Local Ward Councillors	No objection.
Highways DC	No objection.
Conservation Officer	No objection.
Drainage	No objection.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was posted adjacent to the site. No representations have been received.

Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on visual amenity and character
- The impact on neighbouring residential properties
- The impact on highways safety

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF states otherwise:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The application site is situated within Wombwell District Centre and is surrounded by a mix of uses. The property was formerly occupied by the Kelvin Grove Sports and Social Club but has been closed and vacant, remaining on the market for over a year.

Policy E7 of the Local Plan seeks to safeguard local services and community facilities wherever possible. It states that planning permission for the change of use of such facilities, including

meeting places, sports venues, and public houses, will only be supported where the business is demonstrably unviable or the proposed change would not significantly affect local residents' access to essential services.

In this case, the applicant has provided a supporting statement confirming that the club had been struggling financially, particularly after the Council revoked its late-night licence, restricting opening hours to 11pm. The statement also notes that the property was actively marketed for a year without success prior to its purchase by the applicant.

Furthermore, given the site's central location, there are several other public houses and similar facilities in close proximity. On this basis, the proposal is considered to comply with Policy E7, and the loss of this community facility is acceptable in principle in this instance.

This weighs moderately in favour of the proposal and further consideration should be given to impacts on visual amenity, neighbour amenity and highways safety.

Visual Amenity and Character

The proposed alterations will not adversely affect the visual amenity or character of the local area. The changes are limited to minor adjustments to the external appearance of the building, including slight modifications to window positions and the bricking up of certain areas. The internal alterations ensure the existing windows and openings are used where possible and additional fenestrations are kept to a minimum.

All proposed materials will match the existing property, ensuring it integrates with the building and its wider surroundings. As there is no significant change to the external form of the property and the visual amenity of the street scene will remain unaffected.

The Conservation Officer has been consulted due to the proximity of the site to a Grade II Listed Church, no objections or concerns have been raised and the proposal is not considered to cause harm to the setting of the listed building.

The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the policies GD1 and D1 of the Local Plan. This weighs significantly in favour of the proposal.

Residential Amenity

The Design of Housing Development SPD sets out guidance for the separation distances between properties. The SPD suggests where habitable rooms are back-to-back and face one another there should be a separation distance of at least 21m between the two and 12m front-to-front. It also states that advice will be given on a case by case basis, based on the privacy and outlook of the existing dwelling.

In this instance, the south-west side elevation of the proposed development will face existing residential properties. This creates an unusual situation where two side elevations contain habitable room windows directly overlooking one another. The adjacent property operates as an HMO, and our records indicate that it includes bedrooms with en-suite facilities at ground floor level.

There is a separation distance of approximately 12 metres between the proposed windows on the former Sports Club and the existing windows of the HMO. Although there is no intervening garden space, as would typically be expected between the rear elevations of properties, it is considered reasonable to apply the 12-metre guideline as if the relationship were front-to-front.

As such, it is not considered that there would be a harmful impact upon neighbouring residential amenity.

The properties to the north east side of the site have commercial uses at ground floor and there are limited windows/openings to the rear which directly face the social club, as such this relationship is not considered to cause harm to the amenity of future occupiers.

Furthermore, the properties meet the minimum internal space standards set out in the SYRDG for a 2 bedroom 3 person property therefore providing adequate internal living space for future occupiers. Where possible, flats should have shared amenity space. In this instance, given that the proposal here is the conversion of an existing building, there is no amenity space available on the site. The site is however, located within walking distance to local green spaces. The site is also centrally located within Wombwell with easy access to public transport which can link to green spaces further afield.

Given the above, it is considered that on balance, the proposal would be acceptable and would cause limited harm in terms of residential amenity. As such the proposal is in compliance with Local Plan Policy GD1: General Development. This weighs moderately in favour of the proposal.

Highway Safety

The existing car parking area which served the social club can accommodate up to 8 vehicles, this is sufficient and meets the requirements set out in the Parking SPD. Details of cycle parking and storage will be secured via condition and will be installed prior to occupation.

Whilst there is sufficient parking associated with the development, the location of the site will also promote more sustainable modes of travel given the close proximity to local amenities and good links to public transport. The proposal is therefore in accordance with policies T3 and T4 of the Local Plan. This weighs significantly in favour of the proposal.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential and visual amenity, nor will it negatively impact upon highway safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions