

The Netto Foodstore
High Street,
Goldthorpe.
S63 9NQ

Planning Statement

Relating to: Outline Planning consent for residential development.

Applicant: Netto Foodstore, Elmsall Way, South Elmsall, Pontefract, West Yorkshire. WF9 2XX

Agent: David Mothershaw / CADITAL Ltd, Langthwaite House, Langthwaite Ind Estate, South Kirkby, Pontefract, West Yorkshire. WF9 3AE

Proposed Works: Outline application for residential development of 11 dwellings with primary access off Market Street, Goldthorpe.

Location: The Netto Foodstore, High Street, Goldthorpe, Rotherham, South Yorkshire. S63 9NQ

This statement sets out the planning issues, but does not identify issues relating to the Design & Access Statement.

The application seeks outline planning permission for residential development on land situated at the end of Market Street Goldthorpe. All matters are reserved for future consideration except for mean of access, vehicular and pedestrian access being maintained from Market Street.

An indicative site layout has been submitted with the application indicating 11 dwellings, these dwelling are off 'mews' type construction a detailed design is included with the application.

The land is currently owned by the Netto Foodstores, Elmsall Way, South Elmsall, Pontefract, West Yorkshire.

Further to a recent site development involving the construction of the new Netto Foodstore, High Street, Goldthorpe. Netto Foodstores Ltd wish to dispose of the surplus area of land adjacent to their new store development.

The existing site formally the location of a workshop, is located to the end of Market Street Goldthorpe, and overlooks the adjacent semi detached properties on Market Square, the dismantled railway embankment, and the recently constructed Netto Foodstore located off High Street.

The former workshop unit having been demolished during the construction of the new Netto Foodstore and the land leveled with existing building brickwork rubble. The site being currently fenced off with gated access available from Market Street.

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The Netto Foodstore adjacent to the site will continue to trade and operated from this location and have no intentions of changing ownership and/or use of the property.

The proposed development would involve constructing 11 'mews' type dwellings; each dwelling would occupy their own rear garden area with access available to each garden area via a fenced access route around the rear of each dwelling, complete with vehicle parking space to the front of the dwelling for one vehicle and a communal car parking area for visitors.

The new dwellings will be constructed from brick with concrete roof tiles, white UPVC windows and entrance doors, all materials and landscaping to the discretion of the Planning Officer.

There are no further planning applications submitted for development of the land or the adjacent Netto Foodstore, after reviewing Planning Policies currently in force by Barnsley MBC the above satisfies the items in the listed Policies.

Referenced Planning Policies: Barnsley UDP

Volume 1 – Part II
Housing

NEW HOUSING

Policy H1
Policy H2

Housing for Special Needs

Policy H5

The Council will promote diversity of dwelling type, size, density and design throughout the borough to meet the full range of housing needs. In particular, the council will encourage, in appropriate locations throughout borough:

(B) Affordable housing and housing for rent.

Derelict & Degraded Land.

Policy GS2

Existing Residential Areas

Policy H8 & H8A

QUALITY OF DEVELOPMENT

Design Standards
Policy BE6

Ref: Drawing NFG/03/09/01/01