



PLANNING CONSULTATION RESPONSE

Application No	2026 0619
Proposal	Retrospective change of use of the former Lundwood Social Club (Sui Generis) to an MOT and tyre service unit (Sui Generis) including installation of roller shutter; and proposed change of use Lundwood Social Club (Sui Generis) to Class E(a) retail unit with associated works.
Address	Lundwood Social Club, Pontefract Road, Lundwood, Barnsley, S71 5PN
Date of Consultation Reply	10 September 2026
Consultee	Planning Policy

Consultation Assessment and Justification

A similar proposal was subject to a pre application enquiry on which policy advice was given that the application site is in Lundwood Local Centre as designated in the Barnsley Local Plan, and that consideration would need to be given as to whether the proposed use would support the vitality and viability of the local centre in accordance with Local Plan policy TC1. In addition, Local Plan policy I2 indicates that community uses such as public houses will be protected from development unless it can be demonstrated that the site/premises is no longer required by the existing or an alternative community use.

The planning application has been amended from the pre app enquiry and now includes an mot and tyre service centre to the rear of the building (409sq m), a retail unit to the front of the building (198sq m) and an ancillary office and/or retail unit to the front of the building, deletes the hand car wash/valeting use proposed in the pre app and confirms retention of an existing dwelling on the site. The application is supported by a Planning, Design and Access Statement which indicates that:

- the proposal relates to the re-use of a long-vacant commercial building within Lundwood Local Centre
- makes the case that the proposal is consistent with NPPF24 and Local Plan policies
- the Club closed autumn 2024 and was purchased at auction summer 2025
- the closure of the Club was not brought about by the current proposals but reflected the wider decline experienced by members' clubs across Barnsley and nationally. Changing social and drinking habits, falling membership numbers, increasing operating costs and changing leisure patterns have resulted in numbers working men's clubs and social clubs closing over recent years. The closure of the former Lundwood Social Club is therefore entirely consistent with national trends
- the submission includes photographs which show that the building had fallen into a significant state of disrepair and required substantial investment to secure its future
- the property is subject to restrictive covenants including restrictions preventing the sale of alcohol from the premises. While such covenants are private legal matters, they nevertheless represent a significant practical constraint on re-establishing the premises as a traditional licensed social club. The inability to lawfully sell alcohol substantially undermines the viability of reinstating the former use and demonstrates that the former use is no longer a realistic proposition.
- There are nearest existing public houses are within a 750m and 1.2km walk or a 2.8km bus ride.
- The proposal represents an appropriate and sustainable form of development that accords with the objectives of the Development Plan as a whole and complies with the relevant provision of the National Planning Policy Framework.



The application site is within the Local Centre boundary designated in the Local Plan policies map

Local Plan policies

The Local Centre designation is subject to Local Plan policy TC1 Town Centres. This indicates that support will be given to maintaining the vitality and viability of local centres and that development in local centres will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

Local Plan policy I2 Education and Community Facilities. This policy indicates that community facilities such as shops and public houses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility

The proposed MOT and tyre service centre use is not a main town centre use. It is concluded that the proposal is not in conflict with the local plan policies as the proposal retains at least one retail unit at the front of the building, the MOT/tyre servicing centre can be said to meet the needs of the local area, and the proposal is for alternative community facilities. In addition, the proposal can be said to be maintaining the vitality and viability of the local centre by re-use of a vacant building.

National Planning Policy Framework policies

National Planning Policy Framework 2026 (Framework) policy S4 : Principle of development within settlements indicates that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national-decision making policies in the Framework. The policy goes on to advise that in applying this policy, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would have a substantial adverse impact in relation to the safeguarding of land or buildings for particular uses in the development plan, unless there is evidence that the safeguarding is no longer appropriate.

Framework policy TC2 : Development in town centres indicates that substantial weight should be given to the benefits of supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses.

Framework policy HC6 : Retention of key community facilities and public service infrastructure indicates that development proposals should not result in the loss of key community facilities unless it can be demonstrated that there is no reasonable prospect of the use being retained; the loss would be replaced by an equivalent or better provision, or there is sufficient alternative provision of the use in the local area.

Framework policy DM8 : Unauthorised development and enforcement indicates that substantial weight should be given to a retrospective application if it is concluded that the unauthorised development was intentional.

The Framework confirms that its policies are material considerations which must be taken into account in decision-making from the day of its publication.

The local centre designation seeks to safeguard the centre for particular uses in the interests of supporting the overall vitality and viability of the centre. The proposed uses include retail which is a main town centre use and an MOT/Tyre service unit which can be said to meet the needs of the local area. Accordingly, it is concluded that the proposal is for alternative community facility uses which are acceptable and appropriate in a town centre and the proposal is in conformity with Framework policies S4 and TC2.

However, the proposal is in conflict with Framework policy HC6 which seeks to prevent the loss of key community facilities, unless it is considered that the alternative provision, including a public house within 750 metres, is sufficient.



BARNSLEY

Metropolitan Borough Council

The application was validated shortly before the publication of the Framework, and it may be appropriate to invite the applicant to address the relevant policies in support of the application.

NO OBJECTION*

**~~Defer for amends/further
information*~~**

OBJECT*

Consultation Suggested Conditions:

In the event that planning permission were granted, a condition restricting the use of the property as indicated on the proposed floor plans would be appropriate in the interests of the vitality and viability of the local centre.