

Planning, Design and Access Statement



**Lundwood Social Club, 250-252 Pontefract Rd,
Lundwood, Barnsley, S71 5PN**

July 2026

ASC | PLANNING
CONSULTANTS

Document Control

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1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by ASC Planning Consultants Ltd on behalf of 5 Star London Ltd in support of a planning application for the change of use of the former Lundwood Social Club (Sui Generis) to an MOT and tyre service unit (Sui Generis) and a Class E(a) retail unit, including the retention of a roller shutter to the side elevation, at Lundwood Social Club, 250–252 Pontefract Road, Lundwood, Barnsley, S71 5ND.
- 1.2 Pre-application advice was sought from Barnsley Metropolitan Borough Council (Ref. 2025/ENQ/00792). Following receipt of the Council's written advice, the proposals were amended, including the removal of the previously proposed hand car wash/valeting use, and the application has been prepared having regard to the matters raised through that process.
- 1.3 This Planning, Design and Access Statement explains the existing site and its planning context, describes the proposed development, and assesses the scheme against relevant national and local planning policy. The Statement should be read in conjunction with the following submitted documents:
- Application Form;
 - Location Plan;
 - Site Plan;
 - Existing and Proposed Floor Plans and Elevations;
 - Preliminary Roost Assessment (WildEye Environmental);
 - Biodiversity Net Gain Assessment (WildEye Environmental);
 - Noise Impact Assessment (RP Acoustics Ltd); and
 - Highways Technical Note (TPS Transport Consultants Ltd).
- 1.4 For the reasons set out within this Statement and the accompanying technical reports, it is concluded that the proposed development represents the sustainable re-use of a long-vacant commercial building within Lundwood Local Centre. The proposal will secure the beneficial reoccupation of the site, support local employment and investment, and can be accommodated without giving rise to unacceptable impacts upon highway safety, neighbouring amenity, ecology or the character of the surrounding area. Accordingly, it is respectfully submitted that planning permission should be granted.

2.0 Site and Surroundings

- 2.1 The site (red line boundary) measures approximately 0.13 hectares (ha) and lies to the western side of Pontefract Road (A628) within the Lundwood Local Centre, approximately 2.8km to the north-east of Barnsley. The site location and surrounding context is illustrated by the following aerial image.

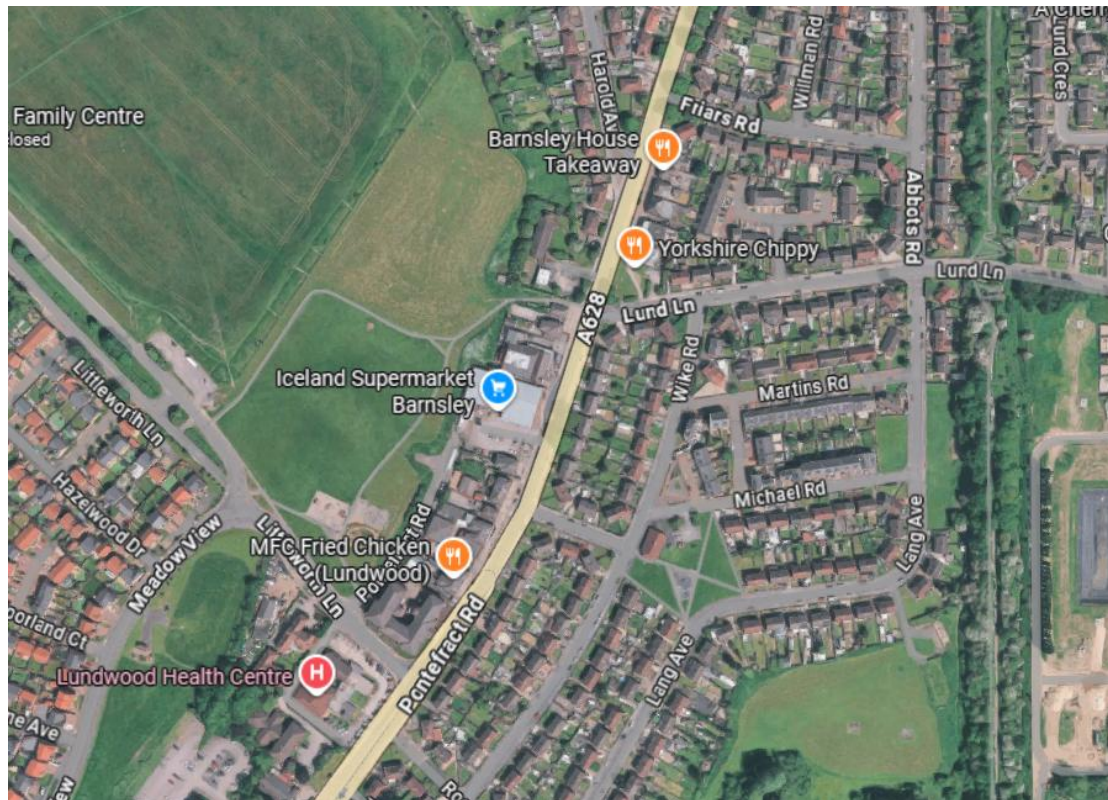


Image 2.1: Site Location (Google Maps)

- 2.2 The site comprises the former Lundwood Social Club, a part single and part-two-storey red brick building, fronting Pontefract Road. There are two vehicular accesses via dropped kerb arrangements from the adopted highway, Pontefract Road, with the northernmost leading to a yard area to the side.
- 2.3 The site is entirely developed, comprising the building, hardstanding tarmac or gravel. There are no trees, hedgerows or vegetation within the site boundaries. There is a single mature tree adjacent to the rear south-west corner of the building (on neighbouring land).
- 2.4 Boundaries are defined by a 0.5m-1m high red brick wall to the front, and 1.8-2mm high palisade perimeter security fencing to the rear and sides. There is an existing 1.8-2m high palisade security gate to the northern side securing access to the driveway/yard to the side.
- 2.6 The site lies within a local centre which includes a parade of commercial and retail uses along the western side of Pontefract Road, including a supermarket, barbers and hairdressers, beauty salons, takeaways, bakery, community centre (BHF Prior Centre), dentist, bathroom/plumbing showroom, café, and health centre and pharmacy. Immediately adjacent to the property is an Iceland supermarket (to the southern side) and

residential property (to the northern side). Opposite the site, to the eastern side of Pontefract Road are traditional semi-detached residential properties. To the rear (west) of the site is a park.

3.0 The Proposals

- 3.1 The application (which is part retrospective) seeks planning permission for the change of use of the former Lundwood Social Club (Sui Generis) to an MOT and tyre service unit (Sui Generis) and a Class E(a) retail unit, including the retention of a roller shutter to the side elevation.
- 3.2 The proposal principally relates to the re-use of the existing building and requires only very limited external alterations. The only external change comprises the retention of the roller shutter door that has been installed within the northern side elevation to facilitate access to the proposed MOT and tyre service unit. The roller shutter is illustrated below (before and after).



Image 3.1: Installed Roller Shutter

- 3.3 Internal alterations have been undertaken within the rear section of the building to facilitate the proposed use, including the installation of a new floor, repairs to the roof and associated refurbishment works. These works have enabled the long-term re-use of a building that had previously fallen into a state of disrepair.
- 3.4 The proposals will create an MOT and tyre service centre with a gross internal floorspace of approximately 409 sq.m, together with a 198 sq.m Class E(a) retail unit. It is expected that the proposed retail unit will comprise a small local shop (off-license/top-up shop) which would sell basic convenience goods but not amount to a traditional convenience store.
- 3.5 The existing two-storey dwelling situated within the north-western part of the site, formerly occupied by the caretaker/custodian of the social club, will remain unchanged and will continue to be occupied in association with the commercial premises. Should the Local Planning Authority consider it necessary, the applicant would have no objection to a planning condition securing the continued ancillary occupation of the dwelling in association with the commercial premises.
- 3.6 The proposed opening hours are:
- 08:00 to 18:00 Monday to Saturday
 - 10:00 to 18:00 Sunday
- 3.7 These hours are reflective of typical commercial operations and avoid late evening or overnight activity.

- 3.8 Customer and staff parking will be provided within the existing hard-surfaced areas of the site. Separate parking areas are available to serve the retail unit and the MOT and tyre service centre, with vehicles associated with the workshop operating primarily on an appointment basis. Access to the site will continue to be taken via the existing vehicular access from Pontefract Road, with the former southern access via the bus lay-by being permanently closed as part of the proposals. This arrangement ensures the safe and efficient operation of the site. This arrangement can be secure by condition.
- 3.9 The development will support local employment by providing approximately two (2) full-time equivalent jobs within the MOT and tyre service centre and approximately two (2) full-time equivalent jobs within the Class E(a) retail unit, thereby bringing a long-vacant commercial property back into productive use and contributing to the vitality and economic function of Lundwood Local Centre.
- 3.10 Overall, the proposal represents the beneficial re-use of an existing commercial building through minimal physical alteration, securing its long-term occupation whilst supporting local employment, investment and the continued vitality of the designated Local Centre.

4.0 Planning Policy, Allocations and Constraints

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The statutory Development Plan for Barnsley [insofar as relevant to this application] comprises the Local Plan (and Policies Map), which was adopted 3rd January 2019. The Local Plan is also supported by Supplementary planning documents (SPDs) which are a material consideration.
- 4.3 National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) (December 2024), the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Site Allocations and Constraints

- 4.3 As illustrated, by the following image extract from the Council's Policies Map (30) the site lies within the Lundwood Local Centre (area of shops and services), within the existing urban area of Barnsley.



Image 4.1: Policies Map (Barnsley MBC)

- 4.4 A search of Barnsley Council's Key Planning Constraints Mapping (see Image 4 below) illustrates that the site is not listed (or a non-designated heritage asset), not within (or

close proximity) to a Conservation Area, and is not subject to any Tree Preservation Orders (TPOs). To the north and west of the site, outside and away from any boundaries is a public right of way (Footpath 151).

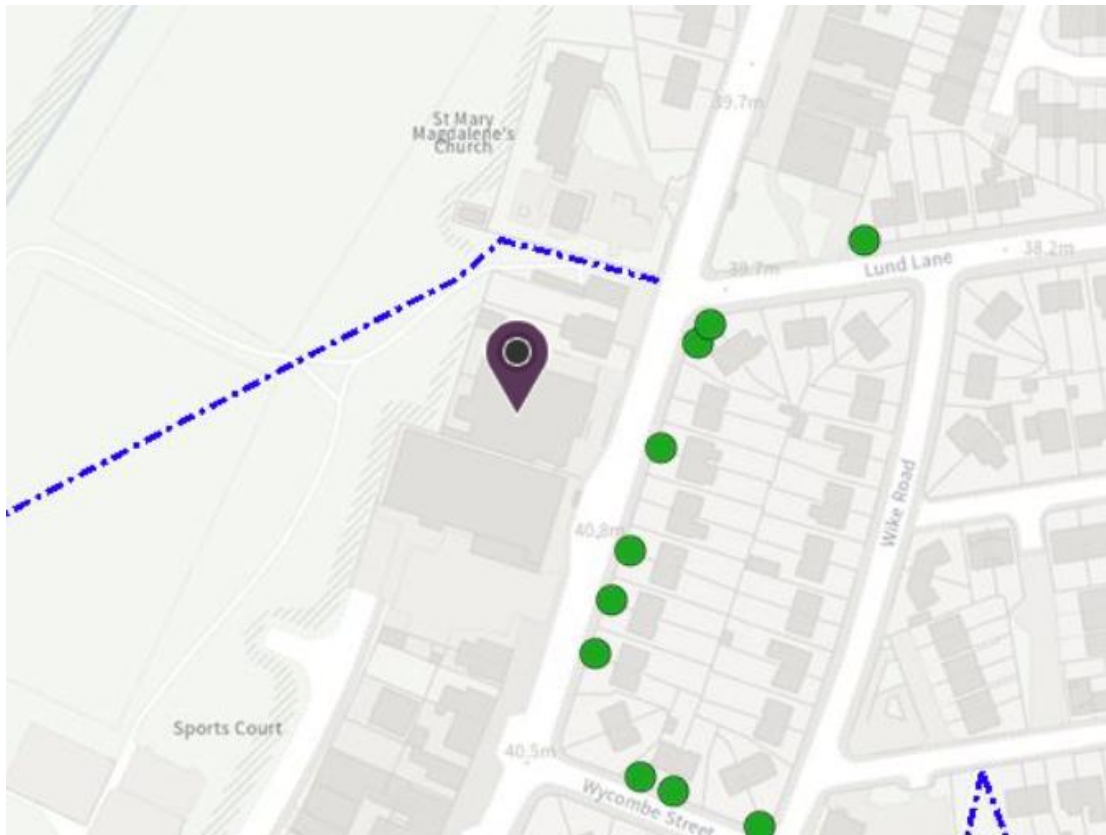


Image 4.2: Key Planning Constraints (Barnsley MBC)

- 4.5 In addition to the above, the site is not covered by any ecological designations and there are none within close proximity (including any National or Local Nature Reserves, Ramsar Sites, or Sites of Special Scientific Interest). The site lies within Flood Zone 1 (lowest risk of flooding) and is not subject to any known surface water flooding. The site also lies within the defined Development Low Risk Area for Coal Mining (where only an informative would be required). The previous land uses do not give rise to any potential land contamination, with the proposed uses not deemed to be sensitive to any such issues.
- 4.6 The legislation, policies, and guidance are referenced where relevant within the following sections of this Statement.

5.0 Site Planning History

- 5.1 A search of the Council's Public Access System does not illustrate any recent planning history for the site. The last known and lawful use was the Lundwood sports and social (WMC) club (sui generis).
- 5.2 The former Social Club permanently ceased trading on 1 November 2024 and remained vacant since that date until its purchase at auction on 30 July 2025.

6.0 Principle of Development

- 6.1 The application seeks planning permission, in part retrospectively, for the change of use of the former Lundwood Social Club (Sui Generis) to an MOT and tyre service centre (409 sq.m) and a Class E retail unit (198 sq.m), together with the insertion of a roller shutter to the side elevation. The proposal represents the re-use of an existing commercial building that has become vacant and secures a viable long-term use for a prominent site within Lundwood Local Centre.
- 6.2 The application also retains the existing residential dwelling within the site, which historically served as accommodation for the caretaker/custodian of the former social club. No changes are proposed to the dwelling, and it is not intended to become an independent planning unit. The existing legal restriction contained within the Title Deeds requires occupation to be associated with the commercial premises, thereby ensuring the dwelling remains ancillary to the primary commercial use of the site. If considered necessary, this relationship could also be reinforced through an appropriately worded planning condition.
- 6.3 Paragraphs 90–95 of the National Planning Policy Framework (NPPF) seek to ensure the long-term vitality and viability of town centres by supporting their growth, management and diversification. The Framework promotes a positive approach towards development within centres, recognising that a suitable mix of commercial, retail, leisure, community and residential uses is essential to maintaining vibrant and sustainable centres. It also requires local planning authorities to apply a sequential approach to proposals for main town centre uses, directing such development to existing centres in the first instance. Where proposals are located within an existing centre, they are supported in principle, subject to compliance with other relevant planning policies. Paragraph 124 also seeks to ensure that planning policies and decisions promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 6.4 The site lies within the designated Lundwood Local Centre where Local Plan Policy TC1 (Town Centres) seeks to maintain and enhance the vitality and viability of centres. Local Centres serve smaller catchments, and development here is expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.
- 6.5 Policy LG2 (The Location of Growth) directs development towards Urban Barnsley and other sustainable settlements, whilst Policies SD1 (Presumption in Favour of Sustainable Development) and GD1 (General Development) support sustainable forms of development where there are no significant adverse effects on neighbouring uses or residential amenity.
- 6.6 Policy I2 (Educational and Community Facilities) seeks to safeguard existing community facilities, including public houses and meeting places, unless it can be demonstrated that they are no longer required by the existing community or an alternative community use (including local shops). The policy also recognises that community facilities should be located in accessible locations that can be reached by walking, cycling and public transport. Accordingly, where an existing community facility is no longer required or is no longer viable in that role, alternative forms of development may be acceptable where they continue to provide an active and sustainable use of the site.

- 6.7 The proposed development is entirely consistent with these objectives. Unit 2 to the front of the building, will provide a small (198 sq.m total) **local shop** (Use Class E (a) “*for the display or retail sale of goods, other than hot food, principally to visiting members of the public.*” The location of the building, within the existing Lundwood Centre will serve the day-to-day needs of the immediately surrounding local community. This is considered to be wholly consistent with Policy TC1 and I2, which includes local shops as a ‘community facility’. Unit 1 to the rear of the building, will provide an MOT and tyre service centre (409 sq.m) ((Sui Generis), which is part retrospective and serving the local community and providing local employment opportunities. Collectively, the proposals will increase activity throughout the working day and ensure that the building continues to contribute positively to the function of the Local Centre.
- 6.8 The pre-application response identifies Policy I2 (Educational and Community Facilities) as a principal consideration on the basis that the existing building formerly operated as a social club and therefore constituted a community facility. It is respectfully submitted that the circumstances of this case demonstrate that the former use is no longer required nor realistically capable of continuing.
- 6.9 The social club permanently ceased trading on 1 November 2024 and remained vacant since that date until its purchase at auction on 30 July 2025. The closure 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 numerous working men's clubs and social clubs permanently closing over recent years. The closure of the former Lundwood Social Club is therefore entirely consistent with wider national trends rather than being an isolated occurrence.
- 6.10 When purchased, the building had fallen into a significant state of disrepair (**see Appendix A Photographs**) and required substantial investment to secure its future. Without a viable commercial use there is a genuine risk that the building would continue to deteriorate, resulting in an increasingly prominent vacant property within the Local Centre. The proposed development therefore provides a sustainable solution which secures investment in the building whilst ensuring its long-term maintenance and occupation.
- 6.11 The property is subject to restrictive covenants contained within the registered Transfer (**TR1 – included as Appendix B**), including restrictions preventing the sale of alcohol from the premises and for use as a place of worship. Whilst such covenants are private legal matters rather than planning controls, 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 further demonstrates that the previous operation is no longer a realistic proposition.
- 6.12 The following search (Google Maps) illustrates the locations of the public houses within the surrounding Barnsley Urban Area.

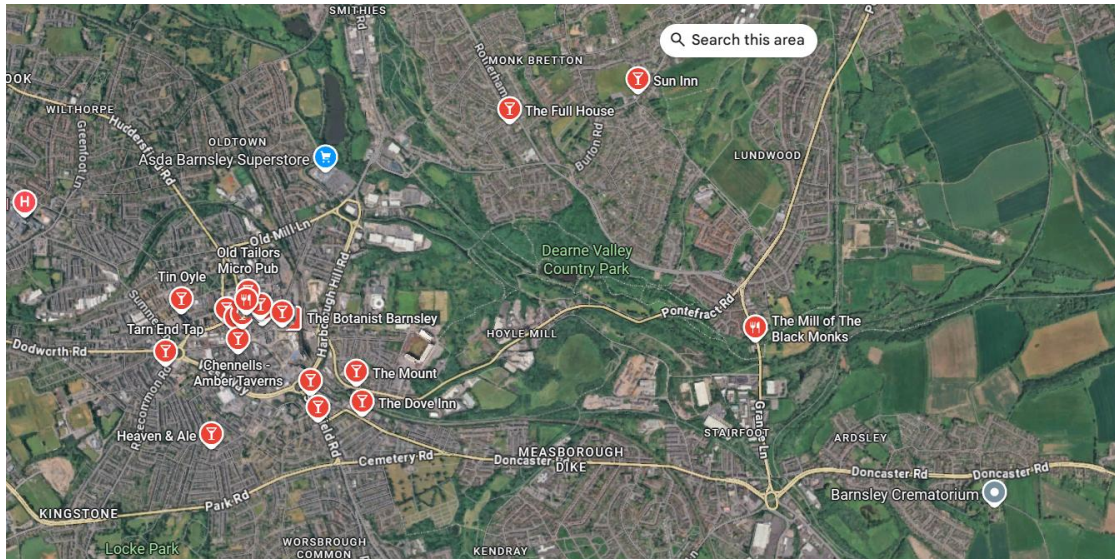


Image 6.1: Surrounding Public Houses

- 6.13 The nearest public house to the application site is the Mill of The Black Monks, located just a 750m walk from the application site to the south. The Sun Inn is also located within a 1.2km walk from the application site to the north. There are also multiple public houses and options within Barnsley Town centre approximately 2.8km to the west. The site and Lundwood is well served by public transport, with bus links to Barnsley Town Centre and the surrounding areas.
- 6.14 Accordingly, whilst Policy I2 seeks to safeguard community facilities where they remain required, it is considered that the circumstances of this case clearly demonstrate otherwise. The former use has ceased permanently, the building has remained vacant, substantial investment is required, wider market conditions have fundamentally changed, and legal restrictions further constrain the realistic reoccupation of the premises for its former purpose. It is also clear that there is adequate alternative provision serving the local community. The proposed development therefore represents the most appropriate means of securing the long-term future of the building whilst continuing to provide employment and services for the local community.
- 6.15 The proposal also delivers wider economic benefits through the creation and retention of employment, investment within an existing vacant property and the continued use of a previously developed site within the settlement. These benefits are entirely consistent with the economic objectives of the NPPF and Local Plan Policies SD1 and LG2, which seek to support sustainable economic development within Urban Barnsley.
- 6.16 Overall, it is considered that the proposals represent an appropriate and sustainable form of development that accords with the objectives of the Development Plan when read as a whole. The scheme secures the beneficial re-use of a vacant commercial building, supports the vitality and viability of Lundwood Local Centre, provides employment and local services, and ensures the long-term future of a property that would otherwise remain vacant. The proposal is therefore considered to comply with Policies SD1 (Presumption in favour of Sustainable Development) GD1 (General Development), D1 (High quality design and place making), TC1 (Town Centres), I2 (Educational and Community Facilities) and LG2 (The Location of Growth) of the Barnsley Local Plan together with the relevant provisions of the National Planning Policy Framework.

7.0 Design and Access

- 7.1 Section 12 of the National Planning Policy Framework (NPPF) places significant emphasis on achieving well-designed places. Paragraph 135 states that planning decisions should ensure developments are visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of sites, and create developments that provide a high standard of amenity for existing and future users. The NPPF also recognises that good design is a key aspect of sustainable development and should contribute positively to making places better for people.
- 7.2 In addition, Section 9 of the NPPF seeks to promote sustainable transport by ensuring developments provide safe and suitable access for all users and give appropriate priority to pedestrian, cycle and public transport movements.
- 7.3 Policy D1 (High Quality Design and Place Making) of the Barnsley Local Plan requires development to be of a high quality design that respects and reinforces the distinctive character of its surroundings. Policies T3 (New Development and Sustainable Travel) and T4 (New Development and Transport Safety) require developments to provide safe, convenient and accessible movement for all users whilst encouraging sustainable travel choices. Together, these policies seek to ensure that development is well designed, integrates successfully into its surroundings and provides appropriate access arrangements.
- 7.4 The application primarily relates to the re-use of an existing commercial building through a change of use rather than new built development. Accordingly, the proposals involve only very limited external alterations, with the existing building being retained in its entirety.
- 7.5 The sole external alteration comprises the insertion of a roller shutter door within the northern side elevation to facilitate access to the proposed MOT and tyre service unit. Importantly, the roller shutter is positioned behind an existing flat roof projection and is not readily visible from Pontefract Road (A628) or the wider public realm. Consequently, the proposals preserve the established appearance of the building and do not materially alter its contribution to the surrounding street scene.

Use

- 7.6 The proposal seeks planning permission for the change of use of the former Lundwood Social Club (Sui Generis) to two commercial units comprising an MOT and tyre service centre (Sui Generis) and a Class E(a) retail unit.
- 7.7 As set out above within this Statement, the site occupies a sustainable location within Lundwood Local Centre where commercial and retail uses are actively encouraged. The submitted technical evidence demonstrates that the proposed uses would not result in unacceptable impacts in respect of highway safety or capacity, residential amenity, ecology or other material planning considerations. The proposed use therefore represents an appropriate and sustainable re-use of an existing commercial building.

Amount

- 7.8 The proposed MOT and tyre service centre would occupy approximately 409 sq.m of floorspace, whilst the Class E(a) retail unit would extend to approximately 198 sq.m.
- 7.9 The proposal involves the reconfiguration and occupation of the existing building only, with no extensions or increase in the overall built footprint. The scale and amount of development therefore remain entirely proportionate to the existing building and are comparable with surrounding commercial premises within Lundwood Local Centre.

Scale, Appearance, and Landscaping

- 7.10 As the proposal relates principally to a change of use, the scale, height, massing and overall form of the existing building remain unchanged.
- 7.11 The retrospective roller shutter installed within the northern elevation is discreetly positioned and screened by the existing projecting flat roof, such that it is not visible from Pontefract Road. As a result, the proposal has a negligible effect upon the visual appearance of the building or the character of the surrounding area.
- 7.12 No changes are proposed to the site's landscaping. The existing hardstanding, boundary treatments and external areas will remain substantially unchanged. Overall, the proposals represent a sensitive adaptation of an existing commercial building which will secure its long-term beneficial use whilst preserving the established character of the locality.
- 7.13 The development will also secure the re-use of a building that has remained vacant for a considerable period and had fallen into a state of disrepair. Bringing the property back into active commercial use will provide a visual and economic enhancement to the Local Centre and reduce the risk of further deterioration associated with prolonged vacancy.

Access

- 7.14 The proposal makes use of the site's existing vehicular and pedestrian access arrangements from Pontefract Road (A628). No alterations are proposed to the principal access points, which have historically served the former social club and are therefore well established.
- 7.15 A Transport Technical Note has been prepared by TPS Transport Consultants to accompany the application. The assessment concludes that the proposed development can be safely accommodated using the existing highway network and access arrangements. Vehicle movements associated with the MOT and tyre service centre will operate primarily on an appointment basis, thereby avoiding excessive on-site queuing or overspill parking. Furthermore, as part of the proposals, the existing southern access via the bus lay-by will be permanently closed, ensuring that all vehicular movements utilise the principal access point and improving the overall operation of the site.
- 7.16 Adequate parking and servicing facilities are provided within the site to accommodate both the retail unit and the MOT and tyre service centre. The existing building also remains readily accessible by sustainable modes of transport, with regular bus services operating along Pontefract Road and established pedestrian links to the surrounding residential areas and Lundwood Local Centre. Secure cycle parking can be provided within the site,

if required, and there is sufficient space available to accommodate this without affecting the operation of the development.

- 7.17 The proposed parking and access arrangements should also be considered in the context of the lawful former use of the site as a social club. The existing forecourt and access arrangements previously served customers, staff and servicing vehicles associated with that use, which was capable of generating concentrated periods of parking demand and vehicle movements, particularly during evenings and weekends. The former social club operated between 12:00 and 23:00 Monday to Saturday and 12:00 and 22:30 on Sundays. By comparison, the proposed uses would operate during daytime and early evening hours, with the MOT and tyre service element managed primarily on an appointment basis. The proposed Class E(a) retail unit will also serve the day-to-day needs of the local community and, given its location within the designated Lundwood Local Centre and surrounding residential area, is expected to attract a significant proportion of customers on foot or by other sustainable modes of transport. The proposal would therefore avoid the later evening parking demand and customer movements associated with the former use and would make effective use of the site's established parking and access infrastructure.
- 7.18 Inclusive access enables ease of movement through and once within the development. All surfaces and works will be in accordance with the Building Regulations.
- 7.19 Overall, the proposal promotes sustainable travel opportunities and provides safe, convenient and inclusive access for all users and accords with the objectives of the National Planning Policy Framework and Policies T3 and T4 of the Barnsley Local Plan.

8.0 Other Matters

Amenity

- 8.1 Paragraph 135 of the National Planning Policy Framework (NPPF) states that planning decisions should ensure developments create places with a high standard of amenity for existing and future users. In addition, Paragraph 187 advises that planning decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution, including noise, and that existing businesses and community facilities should not have unreasonable restrictions placed upon them because of changes in nearby land uses. The NPPF also promotes the 'agent of change' principle, whereby existing and established uses should not be unduly constrained by subsequent development.
- 8.2 Policies SD1 and GD1 of the Barnsley Local Plan require development to safeguard the living conditions and residential amenity of existing and future occupants, whilst Policy POLL1 seeks to ensure that development does not give rise to unacceptable levels of noise, vibration, dust, odour or other forms of pollution. Collectively, these policies seek to ensure that development remains compatible with neighbouring land uses whilst allowing appropriate economic activity to take place where impacts can be satisfactorily mitigated.
- 8.3 The nearest residential neighbours to the site include no. 250 Pontefract Road to the north, and nos. 313 – 325 opposite the front of the site to the opposite side of the road.
- 8.4 The application site occupies a long-established commercial premises located within a mixed-use area comprising retail, commercial and residential development. It is situated on the A628 Pontefract Road, a principal route characterised by significant levels of existing traffic activity and associated background noise. The proposal does not introduce new built form but instead reuses an existing building for an MOT testing station, tyre fitting and repair service, together with a Class E (a) retail unit.
- 8.5 As an application for change of use, with no external alterations aside from the insertion of a roller shutter, and taking into consideration the nature of the use, there are no harmful effects to any neighbours by virtue of any overlooking, overshadowing, or overbearingness.
- 8.6 The principal amenity consideration relates to the potential for noise arising from the operation of the proposed uses. To robustly assess this matter, a detailed Noise Impact Assessment has been prepared by RP Acoustics and accompanies the application. The assessment has been undertaken in accordance with relevant British Standards and national planning guidance and specifically considers the likely effects upon the nearest residential properties.
- 8.7 The Noise Impact Assessment outlines that the proposed MOT operation is relatively low intensity. An MOT test is primarily a visual inspection of a vehicle, with only a very limited number of short-duration noise-generating activities, principally a brief horn test and the use of an impact wrench during tyre fitting operations. Only a single MOT testing ramp is proposed, meaning that vehicle throughput is naturally limited, with customers attending

by appointment rather than arriving simultaneously. Furthermore, no bodywork, panel beating, spray painting or other heavy vehicle repair operations are proposed.

- 8.8 The submitted assessment concludes that the predicted operational noise levels associated with the proposed development would remain within acceptable limits and would not result in significant adverse effects upon nearby residential occupiers. The report concludes that the proposed development is capable of operating without giving rise to unacceptable noise impacts and is therefore acceptable in planning terms.
- 8.9 In addition, the proposed opening hours of 08:00 to 18:00 Monday to Saturday and 10:00 to 18:00 on Sundays are reasonable commercial hours which avoid late evening and overnight operations when surrounding residents would be most sensitive to noise. A condition securing these hours can be attached to any granting of consent.
- 8.10 It is also relevant that the proposal represents the re-use of an existing commercial building that formerly operated as a social club. The former social club was open from 12:00pm until 11:00pm Monday to Saturday and 12:00pm until 10.30pm on a Sunday. Such premises can generate significant levels of evening activity, vehicle movements and customer noise. The proposed uses would instead operate predominantly during daytime hours and are considered capable of co-existing with surrounding uses without materially harming residential amenity.
- 8.11 Overall, having regard to the submitted Noise Impact Assessment and the operational characteristics of the proposed uses, it is concluded that the development would not give rise to unacceptable impacts upon the living conditions of neighbouring occupiers. The proposal therefore accords with Paragraphs 135 and 187 of the NPPF together with Policies SD1, GD1 and POLL1 of the Barnsley Local Plan.

Ecology, Biodiversity and Protected Species

- 8.12 The National Planning Policy Framework seeks to minimise impacts on biodiversity and requires planning decisions to contribute to the conservation and enhancement of the natural environment. Development should avoid significant harm to biodiversity wherever possible and secure appropriate opportunities for ecological enhancement.
- 8.13 Policy BIO1 of the Barnsley Local Plan requires development proposals to conserve and enhance biodiversity and geodiversity, avoid unacceptable impacts on protected species and habitats, and secure biodiversity enhancements where appropriate.
- 8.14 The proposal comprises the change of use of an existing building and previously developed site. No extension to the building footprint is proposed and there are no significant alterations to undeveloped land, trees or other ecological features. The site is predominantly hard surfaced and developed, providing very limited ecological value. The proposal therefore does not result in the loss of priority habitat, trees or other important landscape features.
- 8.15 A Preliminary Roost Assessment for bats has been undertaken to inform the application. The survey concludes that no evidence of bats was identified and that the building has negligible potential to support roosting bats. Accordingly, no adverse effects upon protected species are anticipated and no mitigation measures are required.

- 8.16 Given the nature of the proposal, involving the re-use of an existing commercial building on previously developed land, there would be no significant impacts upon biodiversity or protected species. The development therefore complies with the objectives of the NPPF and Policy BIO1 of the Barnsley Local Plan.

9.0 Conclusion

- 9.1 This application seeks planning permission for the change of use of the former Lundwood Social Club to an MOT and tyre service unit (Sui Generis) and a Class E(a) retail unit, together with the retention of a roller shutter to the side elevation. The proposal represents the sustainable re-use of a long-vacant commercial building within the designated Lundwood Local Centre and will secure the beneficial occupation of a site that has fallen into disrepair following the permanent closure of the former social club.
- 9.2 The proposal has been informed by the Council's pre-application advice and is supported by a comprehensive package of technical assessments, including highway, noise and ecological reports. These demonstrate that the development can be accommodated without giving rise to unacceptable impacts upon highway safety, parking, neighbouring residential amenity, biodiversity or the character and appearance of the surrounding area. The proposed uses will operate primarily during daytime hours, utilise the site's established access and parking arrangements, and provide a valuable commercial service to the local community.
- 9.3 In planning policy terms, the proposal accords with the objectives of the National Planning Policy Framework by supporting the vitality and viability of an existing Local Centre, making effective use of an existing building and promoting sustainable economic growth. It is also consistent with the relevant policies of the Barnsley Local Plan, including Policies SD1, GD1, D1, TC1, LG2, T3, T4, POLL1 and BIO1. Whilst the proposal results in the loss of a former social club, it has been demonstrated that the social club has permanently ceased trading, and the site is no longer required for that purpose. The proposed replacement uses will ensure the property is brought back into productive use, including a local shop which meets the definition of a community facility, and will safeguard local employment and make a positive contribution to the local economy.
- 9.4 Taking all material considerations into account, it is respectfully submitted that the proposal comprises sustainable development and that there are no adverse impacts which would significantly and demonstrably outweigh its benefits. The application is therefore considered to comply with the Development Plan when read as a whole and with the National Planning Policy Framework. Accordingly, planning permission is respectfully requested.

Appendices

Appendix A – Site Photographs (Condition of Property at Purchase)









Appendix B – Registered Transfer (TR1)

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our Personal Information Charter.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) of the property:
2	Property: Lundwood Social Club, Pontefract Road, Barnsley, South Yorkshire, S71 5PN as shown edged red for the purposes of identification only on Plan 1.
3	Date: 5th September 2025
4	Transferor: SAMUEL SMITH OLD BREWERY (TADCASTER) <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 188027 <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of all the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with the HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Transferee for entry in the register.
Dewelop Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

13739597

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

6 Transferee's intended address(es) for service for entry in the register:
Sovereign House, Stockport Road, Cheadle, England, SK8 2EA

7 The transferor transfers the property to the transferee

8 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures):
One Hundred and Ninety Six Thousand Pounds (£196,000.00)

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

9 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

The covenants implied under the LPMPA 1994 are modified so that:

(a) the covenant set out in section 2(1)(b) of the LPMPA 1994 shall not extend to costs arising from the Transferee's failure to:

(i) make proper searches; or

(ii) raise requisitions on title or on the results of the Transferee's searches.

(b) the covenant set out in section 3 of the LPMPA 1994 shall not extend to matters recorded in registers open to public inspection, these are to be treated as within the actual knowledge of the Transferee

(b) the rights reserved by the Deed of Grants of Mutual Rights of Way dated 09 July 1975 and made between (1) Saml. Smith Old Brewery (Tadcaster) Limited (2) Keith Gough and (3) Yorkshire Bank Limited;

(c) any matters discoverable by inspection of the Property before 30 July 2025;

(d) any matters which the Transferor does not and could not reasonably know about;

(e) any matters disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before entering into a contract for the purchase of the Property;

(f) any notice, order or proposal given or made by a body acting on statutory authority; and

(g) any matters which are unregistered interests which override first registration under Schedule 1 to the Land Registration Act 2002; and

(h) the covenants set out in this Transfer.

11.2.4 Notwithstanding section 6(3) of the LPMPA 1994, all matters recorded at the date of this transfer in registers open to public inspection are deemed to be within the actual knowledge of the Transferee for the purposes of section 6(2)(a) of the LPMPA 1994.

11.2.5 This transfer does not create by implication any easements or other appurtenant rights for the benefit of the Property and the operation of section 62 of the Law of Property Act 1925 is excluded.

11.3 Restrictive Covenants by the Transferee

11.3.1. The Transferee covenants with the Transferor, for the benefit of the Transferor's Land and each and every part of it, with the intention of binding the Property and each and every part of it:

(a) not to use the Property for the sale of alcohol; and

(b) not to use the Property as a place of worship.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

10

Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the property on trust for themselves as joint tenants
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the property on trust:

11

Additional provisions

The following definitions and rules of interpretation apply in this transfer:

1.1 Definitions:

LPMPA 1994: Law of Property (Miscellaneous Provisions) Act 1994

Plan 1: the plan annexed to this transfer and labelled "Plan 1".

~~Plan 2: the plan annexed to this transfer and labelled "Plan 2".~~ 

Transferor's Land: the freehold property known as Pinfold Hotel, Cudworth with title commencing with a conveyance dated 31 December 1920 and made between (1) Arthur Dillon Farrar Crookes (2) Daphne Graham Crookes (3) Joy Eileen Crookes (4) Noel Richard Dillon Crookes and (5) Samuel Smith as shown edged red for the purposes of identification only on the Plan 2

11.2 The following rules of interpretation apply:

11.2.1 A covenant by the Transferee not to do an act includes an obligation not to permit or suffer that act to be done and to use best endeavours to prevent that act being done by another person.

11.2.2 Where the Transferee is more than one person, they shall be jointly and severally liable for the covenants contained in Clause 11.3.

11.2.3 The disposition effected by this transfer is subject to:

(a) any matters contained or referred to in the entries or records made in registers maintained by the Land Charges Department of HM Land Registry;

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

12

Execution

Executed as a deed by
SAMUEL SMITH OLD BREWERY (TADCASTER)

acting by

[.....],

a director and

[.....],

a director/secretary

H.R.D. Smith
Christie Hart

Executed as a deed by
DEWELOP LIMITED

acting by

[.....],

a director and

[.....],

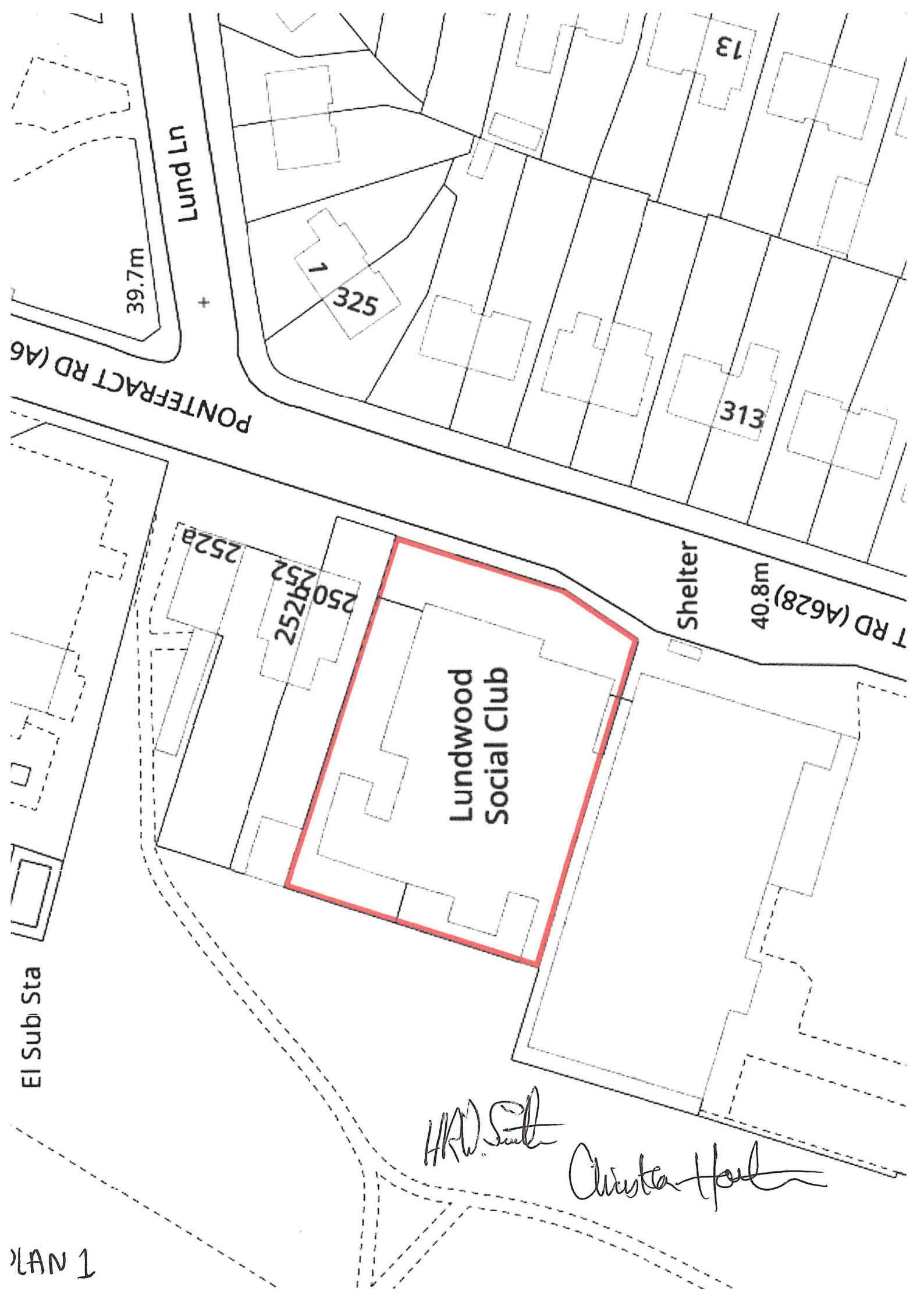
a director/secretary

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



Lund Ln

39.7m

+

325

13

313

PONTEFRACT RD (A6)

Shelter

40.8m

T RD (A628)

252a

250
252b

Lundwood
Social Club

El Sub Sta

H.R.D. Smith

Christa Ford

PLAN 1