



<MRC

Development Officer.

Please find enclosed all the documents requested for an application for a Lawful Development certificate for an Existing Use, and three additional full copies of all the documents.

Kind regards



Carolyn Jones

Bethel Community Church Administrator



NY 4926 9197 7GB

Bethel Church, Royston Lane, Royston, Barnsley, South Yorkshire, S71 4NJ  
Tel: 01226 723298 Email: [admin@roystonbethel.com](mailto:admin@roystonbethel.com) [www.roystonbethel.com](http://www.roystonbethel.com)  
Registered Charity: 1052657

The land being discussed has been used as a car park for over fifty years. It was used as a car park by the haulage company that used to own the site. During this period the area was compacted by using hard core and loose stone chippings to sustain the weight of the heavy goods vehicles on the site. It was then used as a car park when the land was owned by the Ace Ballroom up until 1984. The land continuously also been used by the visiting fairgrounds who owned other parts of the site. The whole land was again compacted with hard core to sustain the weight of the large lorries and fairground attractions and trailers using the area.

The land was purchased by Bethel Community Church in 1985 and has been used as a car park for the church for over forty years. The land is open as a car park every day during business hours, including weekends, and also is open on many evenings of the week. During this time the land has been used as a car park every day for all church activities, including weekly church services, weddings, funerals, school events, concerts and all special services such as Christmas, Easter and harvest festivals.

During these activities the car park is usually unable to accommodate the number vehicles visiting the property. With hundreds of visitors to the church, It is not uncommon for two hundred cars to arrive at the property for large events. Vehicles that cannot be accommodated in the car park are forced to park on the roads outside the church building.

After being used as a car park by the church for over ten years, the land was resurfaced with hard core and a tarmac top surface providing a more durable facility for vehicles. A legal agreement was made between the church trustee board and the owners of the adjacent land to resurface all the area with tarmac and erect walls and gates to the boundaries of the car park. This was carried out in 1996 and tarmac was laid on top of the original compacted hard core, already in place. (see legal agreement, Taylor Boomer & Co. Solicitors, Appendix 1)

Since the resurfacing with Tarmac in the 1990's, the car park has been in continuous use by the church. From time to time the potholes and worn surfaces were filled in and patched up with tarmac.

The original surfacing of the car par has now worn away and become churned up due to the constant use. It was also damaged by unauthorized use by other heavy goods vehicles routinely coming onto the property. Most of the existing car park has now become unusable during wet weather due to the pooling of water in the pot holes and build up of dirt and sludge. In its current state, It is no longer accessible for disabled parking or for visitors with mobility problems.

The proposal is for the church to resurface the existing car park to a higher standard, enabling more cars to be parked properly and orderly. This resurfacing will provide users with a facility that can be managed properly by the church, without the need for visitors to leave their vehicles on the streets outside the church.

The proposed area to be resurfaced should provide for sixty three (63) well marked and clearly defines parking bays. (see Appendix 2)

The Church has carried out full professional surveys of the land over the past few years. The latest one being in 2024 (see Appendix 3)

Confirmation that the site has been used as a car park for over forty years can easily be confirmed by many people in the community. The Church Council can confirm this in the attached affidavits. (see Appendix 4)

**List of Appendixes:**

1 Solicitors Agreement 1996

2 Plan of Proposed resurface area.

3 Land Survey

4a,4b,4c,4d,4e,Statement of fact from Charity Trustees / Church Council

5 Photographs of car park

6 OS plan showing site outline in red

7 Plan of Church building / property showing areas and functions of activity.

**List of Appendixes:**

1 Solicitors Agreement 1996

2 Plan of Proposed resurface area.

3 Land Survey

4a,4b,4c,4d,4e Statement of Fact from Charity Trustees / Church Council

5 Photographs of car park

6 OS plan showing site outline in red

7 Plan of Church property showing functions of activity.

# TAYLOR BROOMER & Co.

## SOLICITORS

COMMISSIONERS FOR OATHS

Charles V. Broomer LL.B.  
Ronald Sherman LL.B.  
John P. Smith LL.B.  
Associate Solicitor:  
Catherine L. Royle M.A.

157 Boothferry Road  
Goole  
N. Humberside  
DN14 6AL  
Telephone (01405) 763853  
DX 28832 Goole. Fax 01405 720246

Our ref: CVB/WJC/HARNIESS

Please ask for: Mr C V Broomer

Your ref

10 September 1996

Dear Pastor Morgan

We are instructed by the trustees of the Tom Harniess trust, owners of land adjoining the Church.

We understand that verbal approval was given several years ago for the Church to use part of our clients' land as an additional car parking area when Services are held. We further understand that the Church proposes to resurface all of the car parking area and that a gate is to be erected to deter trespassers.

We are instructed that our clients have no objection to the Church continuing to use all or part of the land (which for identification purposes we have cross hatched blue upon the enclosed plan) as an additional car parking area. The approval is by way of licence from month to month (until terminated by our clients) at a 'peppercorn' licence fee. Though no objection would be raised to the erection of a gate this must not restrict vehicular access by our clients, agents, and other licensees to the land at the rear and sides of the Church's property.

Can you please acknowledge acceptance of the terms detailed above by signing and returning a duplicate of this letter.

Yours faithfully  
TAYLOR BROOMER & CO

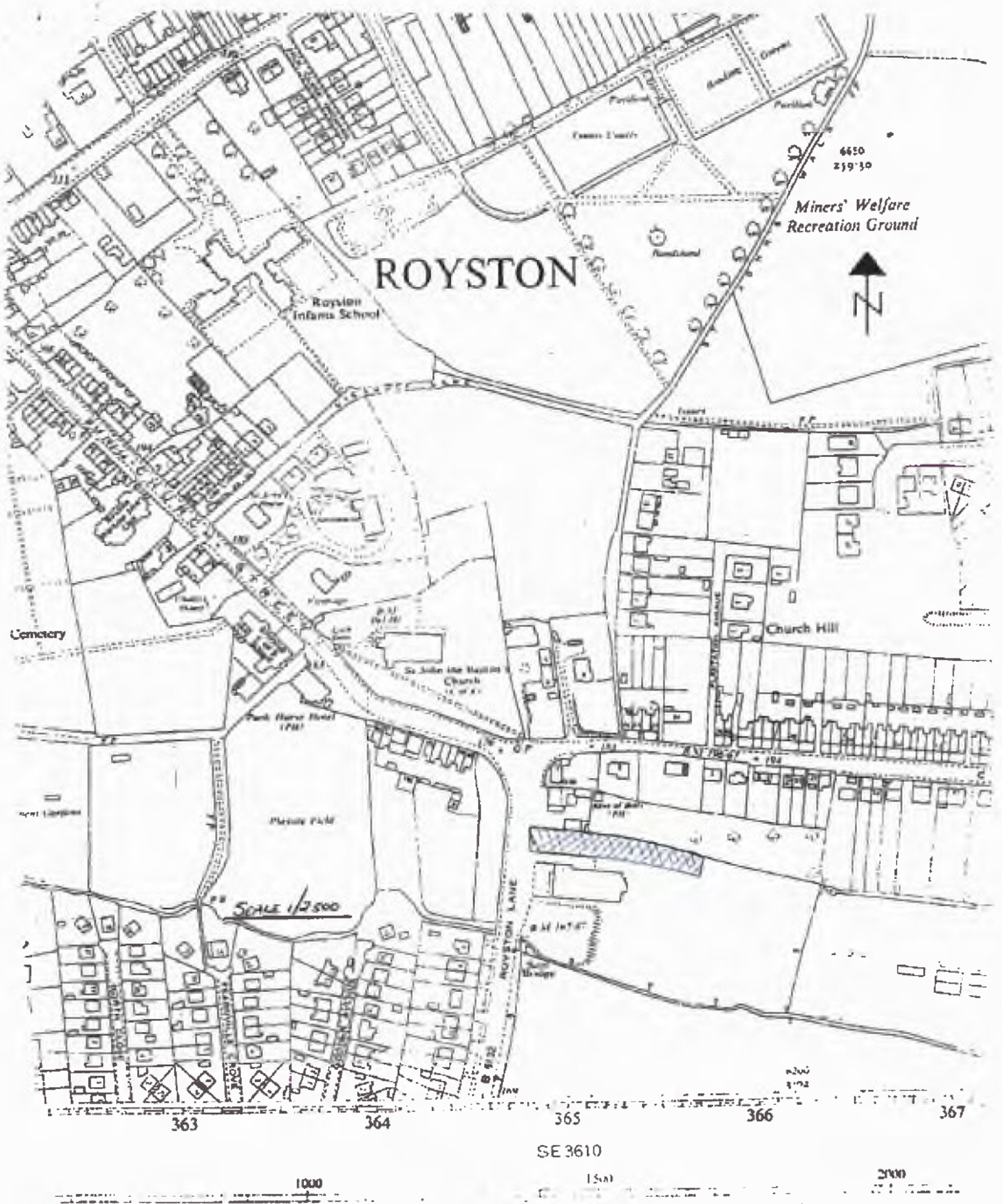
Pastor Morgan  
Bethal Church  
Royston Lane  
Royston  
South Yorkshire



Also at: 55 Hailgate, Howden, Goole. Telephone 01430 430230  
23 High Street, Crowle (Tuesdays only). Telephone 01724 710258

This firm is regulated by the Law Society in the conduct of investment business

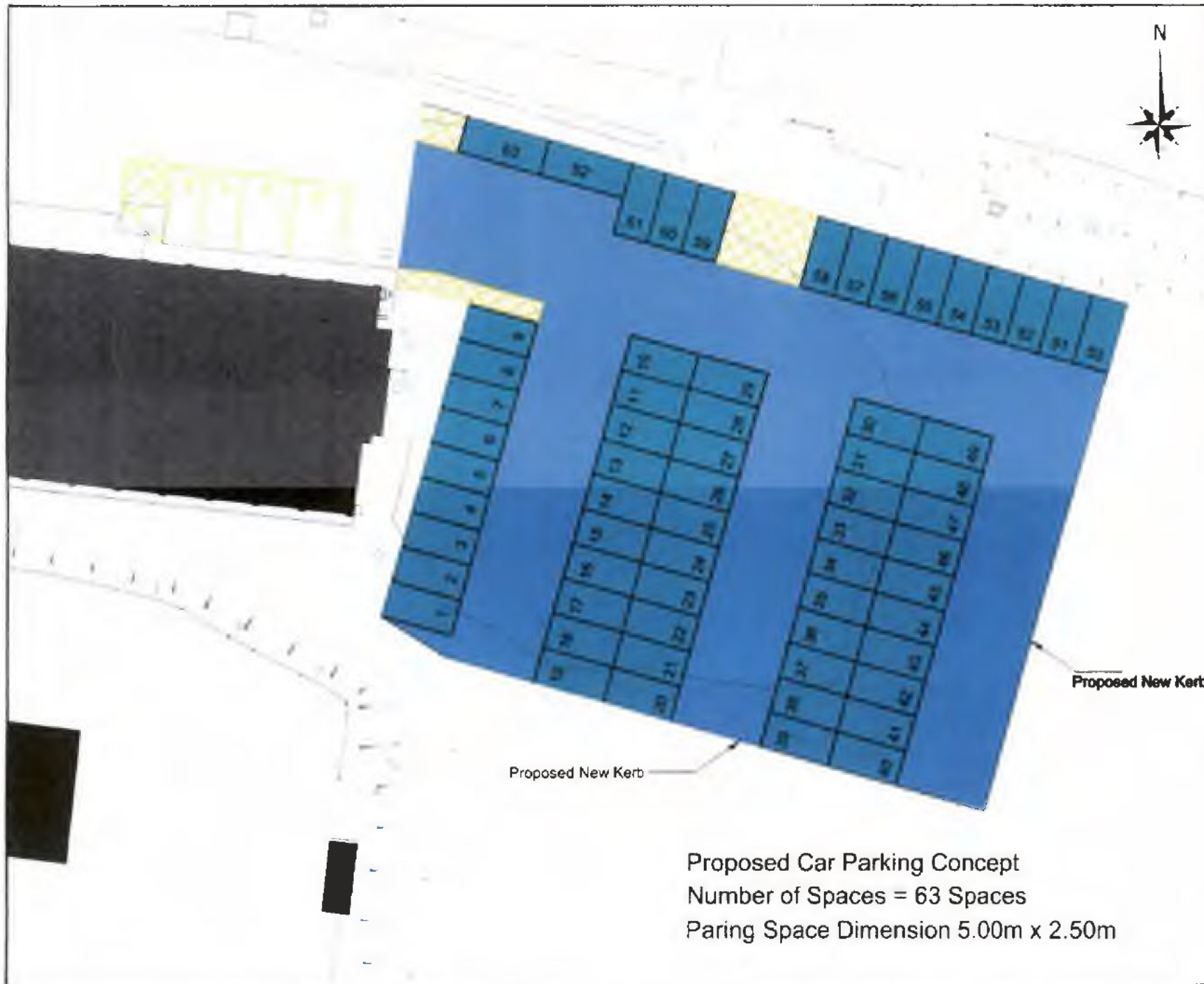




Royston, Surrey, 1962.

- |                                  |                 |                             |       |                                    |       |
|----------------------------------|-----------------|-----------------------------|-------|------------------------------------|-------|
| Antiquities                      | ..... (site of) | Bench Mark                  | ..... | Surface Level                      | ..... |
| Change of boundary marking       | .....           | " Fundamental               | ..... | Revision Point of Traverse Station | ..... |
| Line of new work which the owner | .....           | Parcels joined for acreages | ..... | Triangulation Station              | ..... |





**SITE SURVEY**

**Bethel Church  
Proposed New Car Park  
Concept 1**

Total  
Proposed Car Parking Concept 1  
Number of Spaces = 63 Spaces  
Parking Space Dimension 5.00m x 2.50m

Sheet 1 of 1 A301-200 Surveyed By: P.M.S.  
Datum: Open By: P.M.S.  
Date of Survey: November 2024  
See Notes Inside for Datum  
Scale: 1:200  
Client: Bethel Church  
Royston  
Survey No. No: SS-1412\_2D

Revisions  
A  
B  
C  
D  
E

Legend:

	Proposed Car Parking Space
	Proposed New Kerb
	Boundary
	Fencing
	Existing Building
	Proposed Building
	Proposed Road
	Proposed Path
	Proposed Drain
	Proposed Light
	Proposed Tree
	Proposed Plant
	Proposed Wall
	Proposed Gate
	Proposed Sign
	Proposed Bench
	Proposed Bin
	Proposed Lamp Post
	Proposed Tree
	Proposed Plant
	Proposed Wall
	Proposed Gate
	Proposed Sign
	Proposed Bench
	Proposed Bin
	Proposed Lamp Post

**Survey Station Schedule**

Station	Spotting	Abolishing	Level
S9	43889.114	41162.309	52.880
S7	43889.126	41164.500	51.700
S8	43889.880	41118.800	51.287
S9	43889.942	41105.717	51.289
S10	43889.820	41142.026	51.481
S11	43857.880	41133.028	48.000
S12	43855.015	41134.021	48.000
S13	43857.827	41101.804	48.000
S14	43879.941	41044.899	48.000
S15	43857.885	41085.719	48.273
S16	43871.887	41142.821	50.480
S17	43823.814	41127.849	50.289
S18	43889.880	41108.754	48.226
S19	43882.026	41107.884	48.280

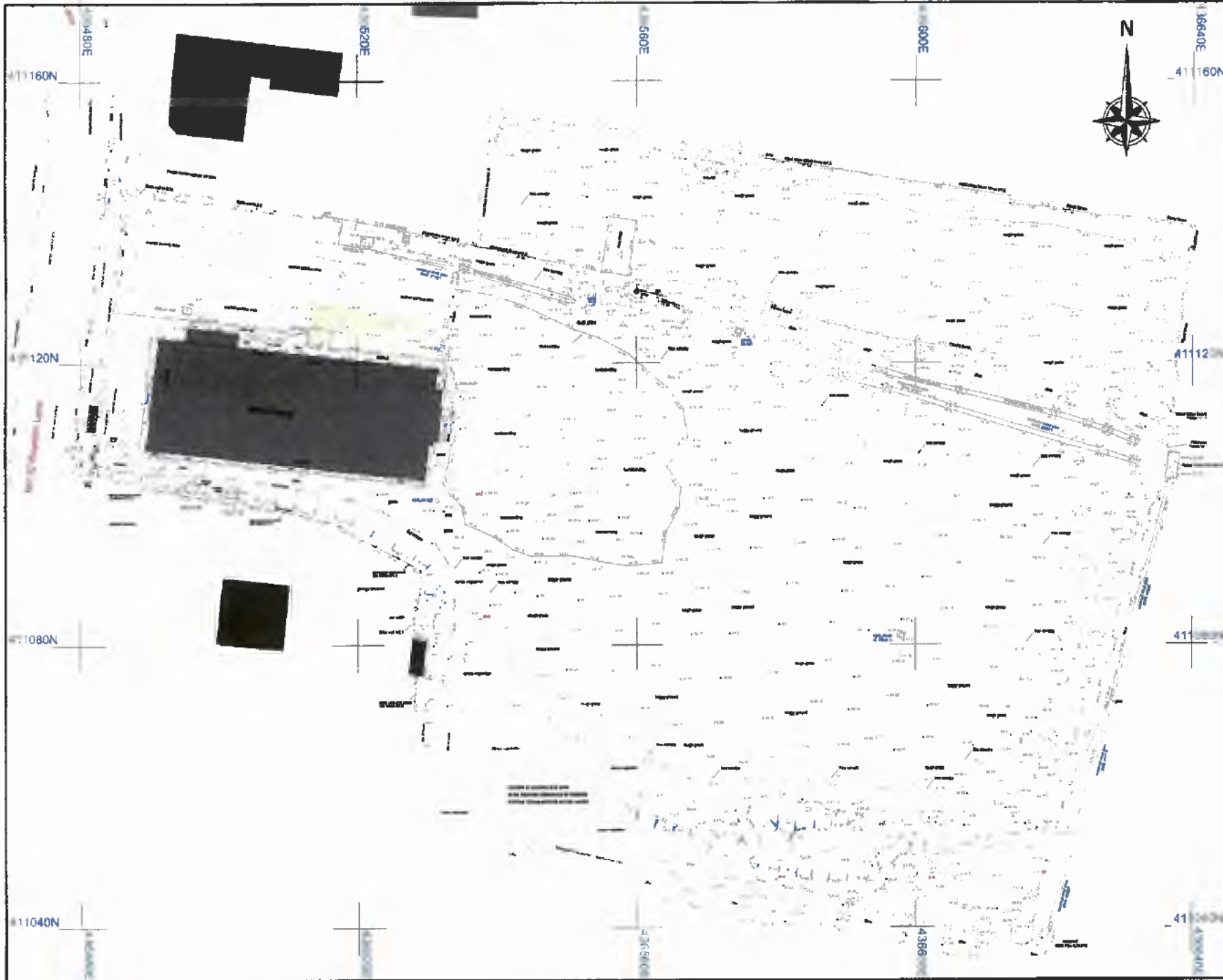


**Contact Details**

Phil Senior  
Tel: 01783346403  
Email: P.Senior@seniorsurveys.co.uk

Proposed Car Parking Concept  
Number of Spaces = 63 Spaces  
Parking Space Dimension 5.00m x 2.50m

Appendix 2



**SITE SURVEY**

Bethel Church  
 B6132 Royston Lane,  
 Royston, South Yorkshire

Northings and Eastings are based on the British National Grid  
 438400 E, 411140 N  
 438400 E, 411140 N

British Level Datum  
 Referenced to GPD Datum at Survey Point 010

Sheet 1 of 1  
 Datum: P.M.S.  
 Drawn By: P.M.S.

Date of Survey: November 2024  
 Scale: 1:200

Client: Bethel Church  
 Royston  
 Survey Job no: SS-1412\_2D

- Revisions:
- A
  - B
  - C

As shown on this plan, the boundaries of the site are as shown on the plan and are not to be taken as a guarantee of accuracy. The plan is for information only and should not be used for any other purpose. The plan is the property of Senior Surveys Ltd and is not to be reproduced or used in any way without the written permission of Senior Surveys Ltd.

Scale: 1:200  
 Date: 11/11/24  
 Drawn by: P.M.S.  
 Checked by: P.M.S.

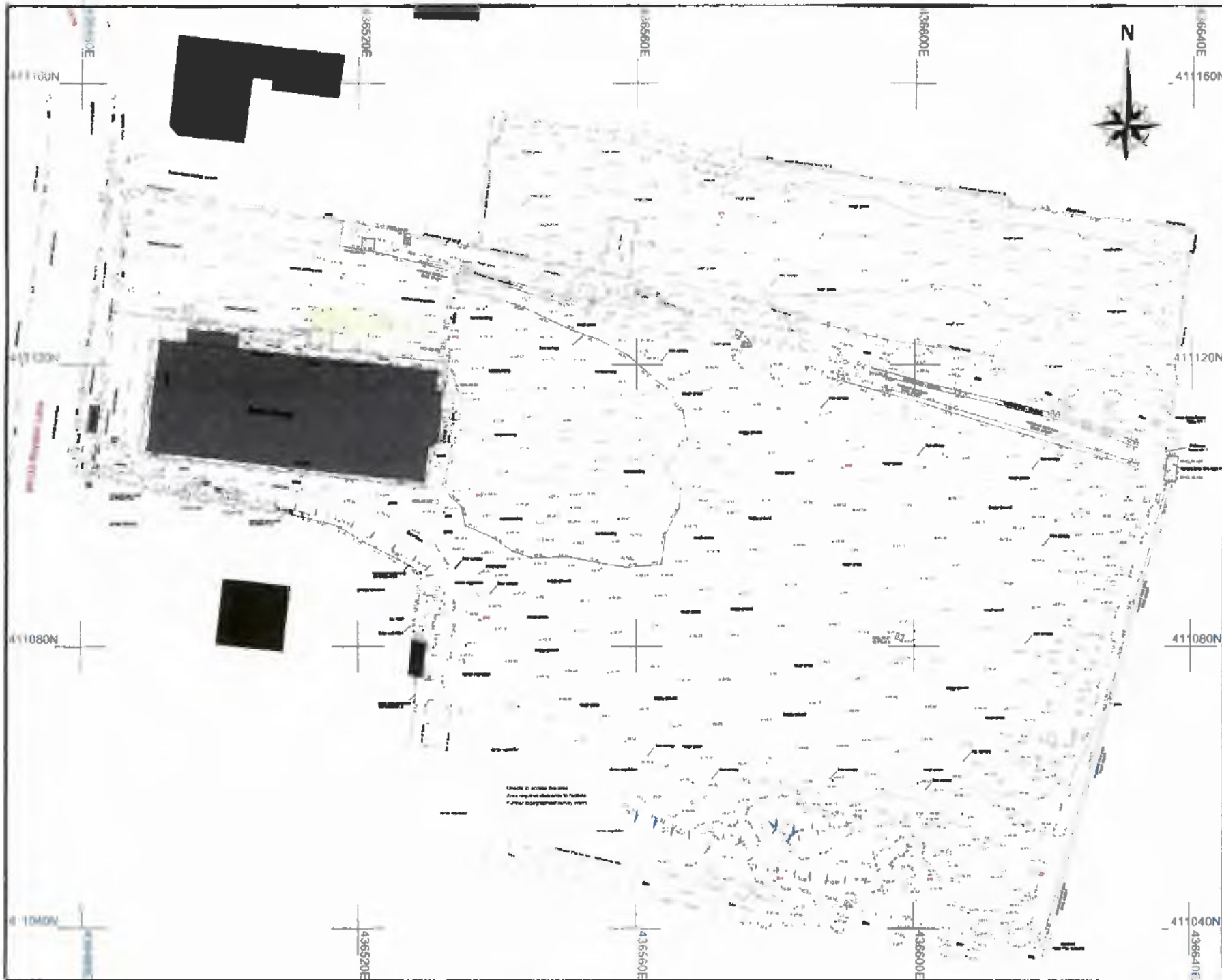
**Survey Station Schedule**

Station	Easting	Northing	Level
00	43846.114	411152.364	52.600
07	43846.338	41154.008	51.700
08	43846.238	41115.308	51.807
09	43846.342	41115.712	51.000
010	43846.338	41142.034	51.801
011	43847.000	41133.000	48.600
012	43853.013	41134.051	48.300
013	43857.207	41151.000	48.302
014	43857.041	41048.000	48.800
015	43857.206	41053.710	48.875
016	43861.087	41140.051	50.400
017	43853.014	41137.000	50.300
018	43859.008	41136.251	48.200
019	43852.200	41047.000	48.800



Phil Senior  
 Tel: 07853240403  
 Email: Phil@seniorsurveys@gmail.com

Appendix 5



**SITE SURVEY**

**Bethel Church  
B6132 Royston Lane,  
Royston, South Yorkshire**

**Notes:**  
 Survey Date: Plans refer to GPS Datum of Survey Base 01  
 4366400E, 41114200N 11 58 50  
 Survey Point Datum: Refer to GPS Datum of Survey Point 010

Sheet 1 of 1      Surveyed By: P.M.S.  
 Datum              Drawn By: P.M.S.

See How to Use to Date:      Date of Survey: November 2024  
 Work Point Approach:      Scale: 1:200

Client: Bethel Church      Survey Job No: SS-1412\_2D  
 Royston

Revisions:

A  
 B  
 C

**Legend**

Boundary  
 Boundary  
 Boundary  
 Building  
 Wall  
 Path  
 Fence  
 Tree  
 Utility  
 Other  
 Survey Point  
 Control Point  
 Bench Mark  
 Spot Height  
 Level  
 Elevation  
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Statement of Fact

I David Jones of 21 Francus Royd, Carlton, Barnsley, S71 3FF

Confirm that I have attended Bethel Community Church Royston since 1996.

During that time the land on the proposed plan has been used as a car park.

Signed



Dated

6/2/2025.


**Statement of Fact**

I John Morgan of 132 Church Hill, Royston, Barnsley S71 4AQ

Confirm that I have attended Bethel Community Church Royston since 1996.

During that time the land on the proposed plan has been used as a car park.

Signed

A black rectangular box redacting the signature of John Morgan.

Dated

6/2/25

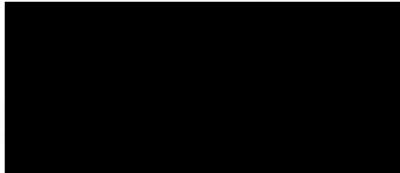
Statement of Fact

I Lee Cawston of 18 Lidgett Way, Royston, Barnsley, S71 4FD

Confirm that I have attended Bethel Community Church Royston since 1996.

During that time the land on the proposed plan has been used as a car park.

Signed



Dated

6/02/2025.

**Appendix 4d**

**Statement of Fact**

I Mark Limb of 8 Monkton Way, Royston Barnsley, S71 4FG

Confirm that I have attended Bethel Community Church Royston since 1996.

During that time the land on the proposed plan has been used as a car park.

Signed



Dated

06.02.2025

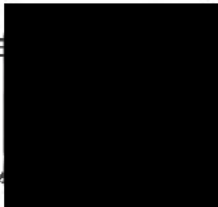
Statement of Fact

I Wayne Godridge of 16 Meadow Road, Royston Barnsley, S71 4AJ

Confirm that I have attended Bethel Community Church Royston since 1996.

During that time the land on the proposed plan has been used as a car park.

Signed



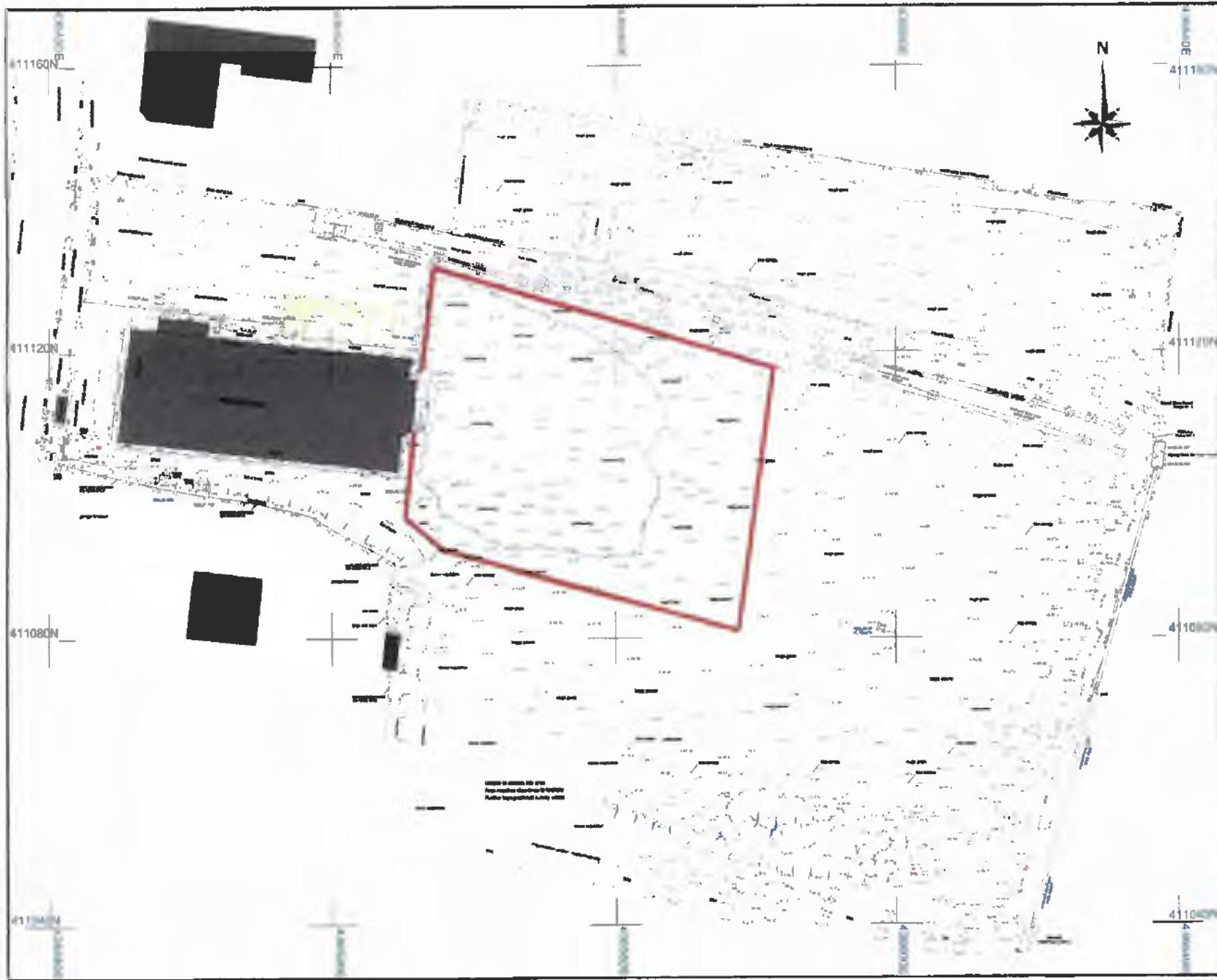
Dated

6-2-2025

Appendix 5







**SITE SURVEY**

**Bethel Church**  
**B6132 Royston Lane,**  
**Royston, South Yorkshire**

Project No: SS-1412\_20  
 Date of Issue: 09/08/2024, 09/08/24

Survey Level Datum:  
 Refer to OS, Datum at Survey Point 810

Sheet: 1 of 1 A3      Surveyed By: P.M.S.  
 Datum:                      Drawn By: P.M.S.

Site Area: 0.1000 Ha      Date of Survey: November 2024  
North Point Azimuth:      Scale: 1:500  
 Date:                      Survey Job No: SS-1412\_20

**Legend:**

- Boundary
- Fences
- Paths
- Roads
- Walls
- Windows
- Doors
- Chimneys
- Gables
- Roofs
- Trees
- Shrubs
- Grass
- Bare Ground
- Water
- Other

**Survey Station Schedule**

Station	Easting	Northing	Level
86	43644.114	41142.364	82.88
87	43648.288	41144.088	81.78
88	43642.900	41142.800	81.80
89	43646.943	41143.943	81.80
90	43648.888	41142.004	81.81
91	43647.300	41142.000	80.86
912	43635.873	41138.001	80.88
913	43637.507	41139.800	79.30
914	43675.841	41144.800	80.88
916	43637.888	41143.710	80.75
918	43671.887	41146.821	80.46
917	43633.814	41137.808	80.38
915	43640.888	41145.211	80.38
919	43632.358	41147.888	80.80

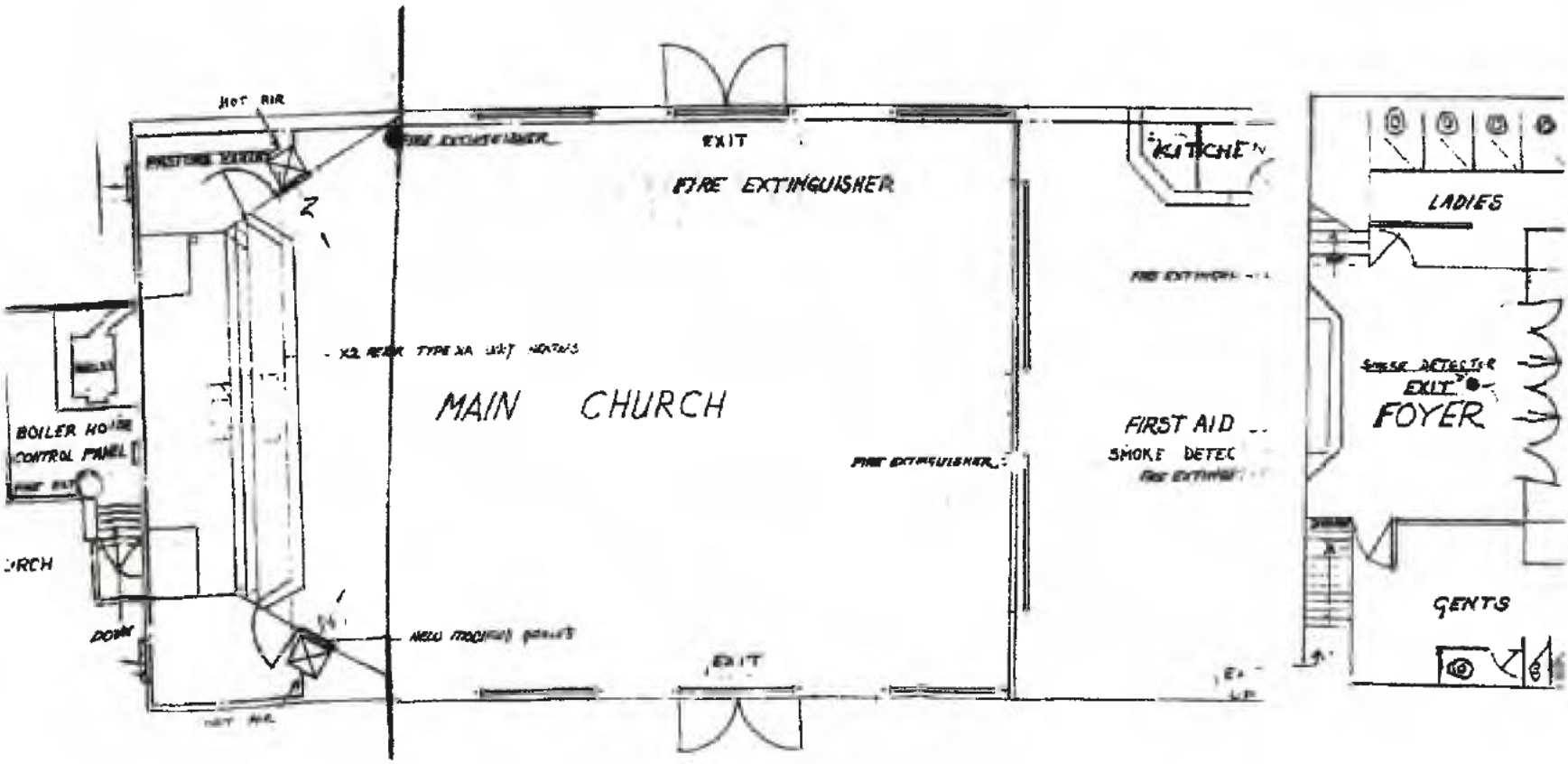
**SENIOR SURVEYS**  
  
**LAND SURVEY CONSULTANTS**

Contact Details:

Phil Senior  
 Tel: 07252240403  
 Email: phil@seniorsurveys@gmail.com

Appendix 5

Appendix 7



CAR PARK

CAR PARK