Barnsley Metropolitan Borough Council
16 JUL 2008
Corporate Mail Room

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Our Ref: RJ/GMW

15th July 2008

Mr M Smith,
Barnsley MBC.,
Planning & Transportation Services,
PO Box 604,
Barnsley,
S70 9FE.

Dear Matthew,

RE: HALFWAY HOUSE, BARNSLEY ROAD, GOLDTHORPE
PLANNING REFERENCE 2008/1013

I refer to the above application.

Please find enclosed hard copies of the amended plans that I emailed on the 14th July with my request that the application be amended to a redevelopment scheme of 13 No townhouses.

As you will be aware outline planning consent for 24 dwellings and the subsequent reserved matters have been approved on this site. At the time of the latest application the applicant felt that the shift in the current housing market called for a scheme of more traditional houses. Clearly over the last few months the situation as regards the housing market has changed dramatically and the applicant has had to reconsider the scheme once more. It is felt that a redevelopment of solely houses is the best way forward and the most likely to prove saleable. Therefore the proposed apartments have been deleted from the scheme.

The resultant scheme indicates the provision of 13 small townhouses which are targeted towards and will be highly attractive to the first time buyer market, single couples and small families for instance. The scale and massing now proposed is not dissimilar to that previously submitted or approved. As such these elements should be acceptable to the local planning authority.

The access drive will lead to a level car park incorporating 19 No spaces including 1 No disabled space. The site is within easy walking distance of Goldthorpe Rail Station and directly on a bus route with frequent services to both Barnsley and

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Rotherham and settlements in between. As such it is considered that the site is highly accessible in terms of public transport and that the level of car parking is wholly appropriate particularly when coupled with a target market.

Bearing in mind the extant planning permission and government guidance promoting the reuse of brownfield sites in sustainable locations and the Council's desire to see this site redeveloped in the interests of the amenity of the area it is considered that there are no material considerations that would suggest that the application should not be approved.

Should you require any further information or wish to discuss the matter in more detail please do not hesitate to contact me. In any event I would be grateful if you would contact me prior to preparing your recommendation for determination.

Yours sincerely,

Rachel Jones BA (Hons) MA, MRTPI
Senior Planner

Encs

Matthew
Please can you
treat the text
of this letter
as addendum
to D+A and
planning support