



# BARNSLEY

Metropolitan Borough Council

## REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/0079

To Townsend Planning Consultants  
10 Rishworth Street  
Wakefield  
WF1 3BY

**Proposal** Residential development of 16 townhouses, 8 apartments and use of land for public open space (Outline).

**At** Site of Wombwell Kings Road Infant School, off Collindridge Road, Wombwell, Barnsley.

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 11 January 2008 and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The proposal fails to provide an adequate form of public open space that is functional, well related or accessible to the local community. The Local Planning Authority therefore considers that the proposal is contrary to Policies GS34 and GS35 in the adopted Barnsley Unitary Development Plan and SPG21 Design and Layout of open space on new housing developments.
- 2 Based on the findings of the 2005 Barnsley Housing Market Assessment, and in accordance with Policy H7 of the Council's Unitary Development Plan, it is considered that the scheme for residential development would require a proportion of affordable housing to be provided. In the absence of such provisions the application is contrary to advice in PAN 34 - Affordable Housing in New Residential Development

Signed 

Assistant Director, Planning and Transportation 

Dated 07 April 2008