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0.69 ACRES BUILDING LAND FOR SALE-PLANNING PERMISSION FOR SIX HOUSES

ADJACENT TO STURDY LADS PUBLIC HOUSE

CORNER OF LONGRIDGE ROAD AND FISH DAM LANE

MONK BRETTON, BARNSELEY, S71 2RZ



Joint Agents

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SITUATION

The plot is situated at the corner of Longridge Road and Fish Dam Lane between Monk Bretton and Carlton, Barnsley.

It is a popular residential area on the north-western side of Barnsley though it is well placed for the employment generating opportunities at Carlton Industrial Estate.

Road communications throughout the region are good and they will be improved still further upon completion of the nearby Cudworth by pass which is currently under construction.

DESCRIPTION

This is a development plot some of which is currently used as the car park of the Sturdy Lads PH. The remainder is uncultivated and unused grassland.

It is relatively level and amounts to 0.69 acres although part of this relates to the land adjacent to the Sturdy Lads PH which is to be developed as a replacement car park.

SERVICES

We understand that mains services comprising water, gas, drainage and electricity are all available to the site. The buyers should satisfy themselves as to the availability and suitability of the services.

PLANNING

Full Planning Details are appended to these details including:

- Planning Decision Notice 2008/1311 dated 15th October 2008.
- Design and Access Statement
- Approved Site Plan
- House Type 1 Plots 1 & 2 Plan and Elevations
- House Type 2 Plots 3, 4, 5 & 6 Plan and Elevations
- Street Scene

PRICE

Offers invited

NB. The buyer will be required to form the new car park but ownership will be retained by the sellers to remain with the Sturdy Lads PH.

IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.

- 4 No development shall take place until details of the foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the proper drainage of the area.
- 5 Unless otherwise agreed in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to the completion of the approved foul drainage works.
Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal
- 6 All on-site vehicular areas shall be surfaced and drained in an approved manner prior to the development being brought into use.
Reason: To prevent mud/debris from being deposited on the public highway to the detriment of road safety.
- 7 The parking/manoeuvring facilities indicated on the approved plan shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: In the interests of road safety.
- 8 Visibility splays, having the dimensions 2.4m x the site frontage, shall be safeguarded at the junction with Longridge Rd, such that there is no obstruction to visibility and forming part of the adopted highway.
Reason: In the interest of road safety.
- 9 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exits such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety.
- 10 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety, have been submitted to and approved in writing by the Local Planning Authority, and such measures shall be retained for the entire construction period.
Reason: To prevent mud from being deposited onto the highway in the interest of road safety.
- 11 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained.
Reason: In the interests of the visual amenities of the locality. The approved hard landscaping details shall be implemented prior to the occupation of the dwellings.
- 12 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.
Reason: In the interests of the visual amenities of the locality.

Reason(s) for Granting Permission

- 1 Residential Areas - Policy H8A The proposal complies with Policy H8A in that the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity for new or existing residents.

Informative(s)

- 1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.
- 2 Prior to the commencement of development please contact Mr G Handley - Highways & Engineering , to gain all necessary technical and legal approvals relating to the creation/alteration/reinstatement and removal of vehicular accesses to the highway.

LAND ADJACENT TO THE STURDY LADS PUBLIC HOUSE,
Longridge Road, Monk Bretton, Barnsley, S71 2RZ

Design and Access Statement

A development of 2 semi detached houses
and 4 terraced town houses

Prepared on behalf of:

Oxford Hotels and Inns Management Ltd.
Regus House, Victory Way, Admirals Park,
Crossways, Dartford, DA2 6QD

Prepared By:

A A Design Ltd
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1.0 Introduction

1.1 This supplementary planning document (SDP) is submitted in support of an application to develop two new semi detached and four terraced town houses on land adjacent to the Sturdy lads Public House, Longridge Road, Monk Bretton, Barnsley together with the re-development and relocation of the car park thereto and associated external works and access roadways.

1.2 The site and surrounding area has been visited and surveyed and this statement takes into account the site characteristics, surrounding land uses government guidelines, local authority planning policy and other relevant material considerations.

2.0 Assessment of the sites immediate and wider context

2.1 Physical

The vacant land between the public house and car park and the neighbouring properties has been vacant for some considerable time and is now overgrown and covered with debris. There is some evidence of concrete footings and a brick retaining wall has been build to support the suggestion that previous consent has been given for a development on the site, but never completed and no record exists. The site is predominantly level however the existing car park slopes down to the corner of Longridge Road and Fish Dam Lane. All the neighbouring properties are sited at a considerably elevated position in comparison to the public house and adjoining site.



2.2 Access audit

The site is currently very accessible across the public house car park via its entrance off Longridge Road and is well served by public transport and close to a bus stop on the main Fish Dam Road linking Monk Bretton with Royston. The existing public house car park is to be relocated and new domestic estate roads constructed giving access to the new semi detached properties, the four town houses will front, and be accessed

directly off Longridge Road, all will have secondary entrances from their gardens at the rear.

2.3 Social

The proposal will address a currently unused site area which has become a dumping ground for litter and the potential for anti social behaviour and vandalism by the local youths. The development and subsequent occupation of the properties will neutralise these threats improving the environment for the existing residents and local community. All the existing self set shrubs will need to be removed to facilitate the development, thus eliminating the possibility of structural damage to the adjoining retaining wall and properties.

2.4 Economic

The scheme will provide six relatively affordable new houses for young first time buying couples and families within this popular residential area of Monk Bretton.

3.0 Relevant planning policies

3.1 The proposed development falls nicely within Policy H8 of the local authorities Unitary Development Plan allocated as a residential area and 'Existing Residential Areas H8D 'Infill, Backland and Tandem Residential Development' are of relevance.

"This policy is intended to regulate the release of brownfield windfall sites in line with the sequential test put forward in PPG3 and the sequential approach to meeting development needs laid down in Regional Planning Guidance. This approach gives first preference to the effective use of existing buildings including the re-use or conversion of empty ones, second preference to the use of previously developed land and finally to the development of previously undeveloped land".

"Accordingly, and in line with Government advice (in Planning to deliver the managed release of housing sites: towards better practice), this criteria-based approach to releasing windfall sites is used to assess which are the best sites to develop in line with the sequential approach of Regional Planning Guidance".

3.2 The scheme will comply fully with all requirements of the Approved Document part 'M' and will be monitored continually throughout the Building Regulations and development processes.

4.0 Relevant planning history

4.1 Despite the evidence of previous preliminary construction there are no records of any previous planning applications on this site over the last five years.

4.2 Previous correspondence has been entered into between the agent and S Kirkham, Esq., of Barnsley Metropolitan Borough Council's planning department, and the submitted drawings have been amended in accordance with the recommendations made in his undated letter received by e-mail on the 27th May 2008.

5.0 Involvement of professionals undertaken

5.1 The site area has been surveyed by the agent, being the applicants appointed Architect and the resulting plans referred to in the formation of proposals for this site.

6.0 Evaluation of the context

6.1 Identification of opportunities

There are several benefits arising from the development of this site.

- a) It would regenerate a site that already has potential for anti-social behaviour, vandalism and fly tipping due to its current derelict and abandoned state.*
- b) It would regenerate and make better use of a previously developed (brownfield) site.*
- c) There will be a significant gain in visual amenity by developing five sympathetically designed dwellings, in full respect of the surrounding neighbourhood ridding the area of an area of overgrown wasteland together with the relocation of the noisy, unsightly car park behind the public house and beneath the existing retaining wall.*
- d) The development will also provide five additional, relatively affordable houses for the benefit of the local community.*

All of these factors will help to maintain and enhance a sustainable and desirable place to live within this predominantly residential district.

6.2 Identification of constraints

The planning authority have made it clear by way of correspondence from S Kirkham, Esq., referred to earlier, that any development on this site should complement the neighbouring dwellings, and that 2.5 storey dwellings would be acceptable. In addition, it was indicated that wherever possible direct access off Longridge Road would be preferable for safety reasons and our plans have been amended accordingly. The developer is to take all necessary steps to insulate the new dwellings from traffic noise and enter into consultation with the community protection officer in the construction design process.

7.0 Design of the scheme

7.1 Amount

The proposed development incorporates two new semi detached houses and four terraced town houses on the front half of the overgrown land and the existing (unregulated) public house car park.

7.2 Layout

The footprint of the four new terraced town houses has been set back from the footpath to enable off street parking directly accessed off Longridge Road and small amenity areas alongside. The two new semi-detached houses are located further back on the site, accesses off the new estate road. The ground/first floors will accommodate the living quarters, i.e. Lounge, Kitchen and Dining Room/Area together with a cloak room including WC and wash basin, whilst all bedrooms and bathrooms are located at first/second floor level.

7.3 Landscaping

All the existing self set shrubs will be removed to make way for the development and replaced with front and rear amenity spaces to each dwelling which will be laid to lawn with paved patio and flower bed areas. Divisions between the dwellings and boundaries shall be delineated by 900mm high brick walls with fencing above in areas.

7.4 Appearance

The new dwellings will be one and a half and two and a half storey in height and all adjoining one or more neighbouring properties with traditional looking elevational treatment of facing brick walls with contrasting brick detailing, reversed on each block and all with imitation grey slate roofing for ease of maintenance. It is suggested that door and window frames and doors be white PVCu and brown PVCu utilized on the rainwater and foul goods.

7.5 Access

Each dwelling is designed with integral garaging space for one car plus provision for one further vehicle `off road' on the hard standing drives. In addition, the development provides for 4No other `visitor' car parking spaces and it should be known that shared use of the Public House car park should be negotiable.

8.0 Concluding Statements

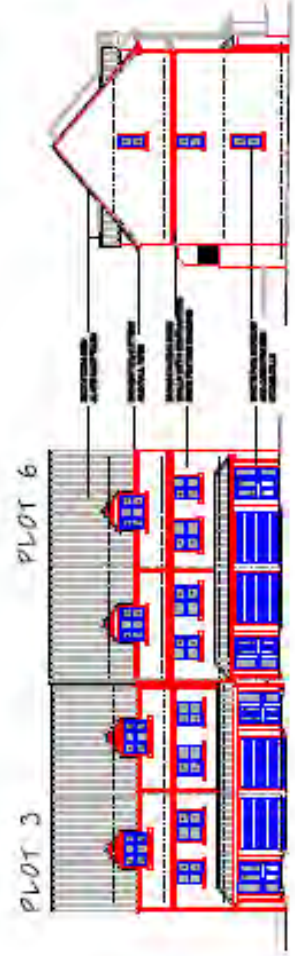
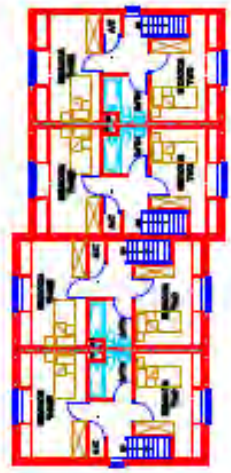
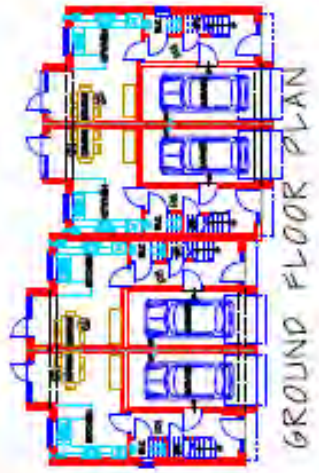
8.1 This design and access statement has been prepared in support of the planning application submitted to Barnsley Metropolitan Borough Council for six new dwellings off Longridge Road, Monk Bretton.

8.2 A scheme has been designed which responds to the constraints and opportunities identified above and will provide significant benefits to the community in general.

8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive and minded to grant planning permission

HOUSE TYPE 2 PLOTS 3, 4, 5 & 6
 (Scale altered)

HOUSE TYPE 2
 PLOTS 3 TO 6



END ELEVATION



ALL CONSTRUCTION WORK IN RELATIONSHIP WITH THIS DRAWING IS SUBJECT TO THE REQUIREMENTS OF THE BUILDING REGULATIONS AND THE BUILDING ACT 2004. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING WORK SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT ACCEPT LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

A.A. DESIGN LTD
 architects surveyors
 interior designers

LAND ADJACENT TO
 THE STURDY LADS
 LONGKESIDGE ROAD
 MONK DORSET

PLOTS 3 TO 6
 PLANS & ELEVATIONS
 DATE: MAR'06
 SCALE: 1:100
 DRAWING NO: 05014/005A

