



SMC
Brownill
Vickers

For Sale



Freehold community hall with outline planning permission for residential development in Hemsworth, West Yorkshire

Offers in the region of £175,000

YMCA Community Hall, Grove Lane, Hemsworth, Pontefract, WF9 4BB

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Freehold community hall within a site of 0.352 acres
- Located in Hemsworth, West Yorkshire with prominent frontage to Kirkby Road (B6422)
- Within close vicinity of the retail facilities of Hemsworth town centre
- Outline planning permission granted for residential development for the erection of 4no. dwellings
- Of interest to owner occupiers and developers



Description

The property construction is faced in brick beneath a twin pitched roof with valley gutter and parapet walls areas which has been overlaid with mineral felt. Internally floors are of solid and construction. Window frames are a combination of softwood and UPVC double glazed items whilst rainwater goods are of PVC sections.

The subject property comprises a detached single storey community hall which was originally constructed in the 1960s. The property appears to have been extended from its original specification by way of an addition to the rear (approximately the 1970s). The building is set towards the rear of a substantial site which extends to approximately 0.352 acres and includes car parking facilities. The site benefits from vehicle access from Kirkby Road currently. There is an electricity substation with separate gated access and driveway which is included within the ownership and forms the rear part of the site.

Location

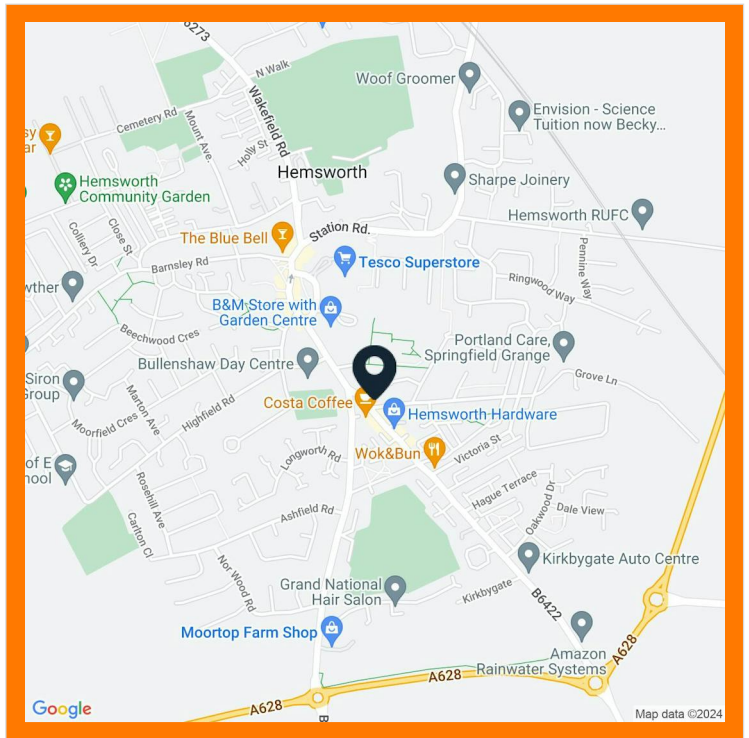
The property is located on a corner position at the junction of Kirkby Road and Grove Lane in Hemsworth, West Yorkshire. Hemsworth straddles the A628 Barnsley to Pontefract thoroughfare, approximately 10km northeast of Barnsley, 10km southwest of Pontefract and 13km southeast of Wakefield.

The property is located on the fringes of Hemsworth's principal community retail facilities opposite an Open Market and various retailers. Notable retailers in the area include Tesco, B&M, Home Bargains, Costa Coffee, KFC and various other local names. There are a mixture of housing types within the immediate area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,878	267.37	Sold
Total	2,878	267.37	



Planning

The property benefits from an outline planning permission as follows:
Proposal: Residential development for the erection of 4no. dwellings (outline application with all matters reserved)
Date decided: 17 October 2023
Application Number: 23/00948/OUT

The property is not listed or within a conservation area.

The property may be suitable for alternative uses, and therefore we would advise interested parties to make their own enquiries with Wakefield council planning services.

Tenure

The property is offered for sale on a Freehold basis.

Freehold - Title number YY1288

Price / Method of Sale

Offers in the region of £175,000.

VAT

We understand VAT is not payable on the purchase price.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Business Rates

Rateable Value of £5,400

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information.

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com



Application Number: 23/00948/OUT
Date of Application: 18 May 2023
Date Decision Issued: 17 October 2023

**Service Director for Planning,
Transportation and Strategic Highways:**
Joe Jenkinson
Wakefield One
PO Box 700
Burton Street
Wakefield
WF1 2EB
Typetalk calls welcome

Barnsley YMCA
c/o Mr Paul Glover
6 Beaulieu Close
Mapplewell
Barnsley
S75 6FJ

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015**

Grant of Outline Planning Permission

Description and Location of Application

.Residential development for the erection of 4no. dwellings (outline application with all matters reserved)

at: YMCA Grove Lane Hemsworth Pontefract WF9 4BB

Particulars of Decision

Outline planning permission granted. Permission is granted for the development in accordance with the plans and specifications hereby approved subject to the following condition(s) and reason(s) if any:-

1. Application for approval of all the reserved matter(s) shall be made before the expiration of three years from the date of this permission.
Reason : Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be begun before the expiration of two years from the date of the last of the reserved matters to be approved.

Reason : Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Development shall not commence until details of the following reserved matter(s) have been submitted to and approved in writing by the Local Planning Authority: Appearance, Landscaping, Layout, Scale and Means of Access.

Reason: Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development hereby approved shall be carried out strictly in accordance with the approved plans/documents listed on this decision notice unless required otherwise by this decision or its attached conditions.

Reason: For the avoidance of doubt as to what is authorised by this permission and in accordance with the Wakefield Local Development Framework and the National Planning Policy Framework (2023)

5. Development shall not commence until a noise impact assessment detailing the measures for protecting the proposed residential properties from external noise in accordance with the Acoustics Ventilation and Overheating: Residential Design Guide 2020 has been submitted to and approved in writing by the Local Planning Authority. The development shall not be fully occupied/brought into use until the works comprising the approved scheme have been completed. The scheme shall thereafter be retained, maintained and operated throughout the life of the development.

Reason: A pre-commencement condition is necessary in the interest of the amenity of future occupiers in accordance with Policy D20 of the Local Development Framework and the National Planning Policy Framework.

6. Development shall not commence until the following details have been submitted to and approved in writing by the Local Planning Authority: (i) the colour, type, and texture of all external building materials; (ii) the height, location, design materials and finish of all screening, retaining and boundary treatments and (iii) the external appearance, colour, type, texture and composition of materials used in constructing the access. Development shall be carried out in accordance with the approved details, which shall thereafter be maintained.

Reason: A pre-commencement condition is required in the interests of amenity and to accord with policies D9 of the Council's Local Development Framework Development Policies Document and guidance contained within the NPPF.

7. Development shall not commence until a scheme detailing the finished slab and floor levels of the building(s) hereby approved together with corresponding existing and finished ground levels and of surface and land drainage associated with any works, has been submitted to and approved in writing by the Local Planning Authority. The construction of the building(s) shall be carried out in accordance with the details so

approved and the occupation of the building hereby approved shall not take place until the works relating to the building have been completed. The approved levels shall be so retained for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: A pre commencement condition is necessary to ensure that the finished floor and slab levels of the development have been agreed prior to the commencement of development to protect the amenity of local residents to accord with policy D9 of the Council's adopted Local Development Framework Development Policies Document, the National Planning Policy Framework, and the guidance contained within the Council's Residential Design Guide.

8. Development shall not commence until full details illustrating the following (in the form of scaled plans and /or written specifications) have been submitted to and approved in writing by the Local Planning Authority:-

1. Access arrangements
2. Visibility splays
3. Parking provision
4. Turning areas

The development shall be undertaken in accordance with the approved details which shall thereafter be retained and maintained.

Reason: To ensure a satisfactory development of the site and a satisfactory standard of highway design and construction.

9. Development shall not commence until a remediation strategy that includes the following components to mitigate the risks associated with contamination of the site has been submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (I) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (II) and, based on these, an options appraisal, remediation strategy and verification plan giving full details of the remediation measures required and how they are to be undertaken.

The approved remediation measures shall be carried out in accordance with the approved strategy prior to the commencement of any development other than that required to carry out the approved remediation. Any changes to the components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from ground gases and land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS10 & D22 of the Local Development Plan.

10. No part of the development hereby approved shall be occupied or brought into use until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that risks from ground gases and land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS10 & D22 of the Local Development Plan.

11. If, during development, contamination not previously identified is found to be present at the site then works shall cease and no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from ground gases and land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS10 & D22 of the Local Development Plan.

12. Prior to occupation of any of the dwellings hereby approved, a scheme for the provision of electric vehicle charging points for each of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved electric vehicle charging point for that dwelling has been fully installed and is operational. The electric vehicle charging point shall thereafter be retained and maintained for the lifetime of the development.

Reason: To promote sustainable modes of travel to accord with Policies CS4 and D14 of the Local Development Framework Development and the National Planning Policy Framework.

13. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which shall first have been submitted to the Local Planning Authority for their approval in writing. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- b) evidence of existing positive drainage to public sewer and the current points of connection; and
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30 % reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)

14. The landscaping scheme approved pursuant to details submitted as part of condition 3 (reserved matters) of the hereby approved permission shall be fully implemented no later than the first planting season following occupation of the development. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that there is a well laid out scheme of hard and soft landscaping and to ensure an acceptable visual appearance, in accordance with policy D9 of the Local Development Framework DPD and Chapter 12 of the National Planning Policy Framework.

15. Development (including demolition, construction, engineering and/or other operations) including works for site investigation and site preparation approved by this permission shall not commence until washing equipment for cleaning the wheels and undersides of vehicles has been provided on site to prevent mud and debris being deposited onto the highway. The washing equipment shall be fully operational and shall be used to clean all vehicles to ensure that they are free from mud and debris before they leave the site at all times during the carrying out of such works until its completion. Any mud or debris from the site which is deposited on to the highway during this period of works shall be removed immediately.

Reason: In the interests of highway safety and to accord with policy D14 of the Council's Local Development Framework Development Policies Document.

16. The development shall not be brought into use until all areas indicated to be used for vehicles and pedestrians on the approved plan have been laid out with a drained surface. Provision shall be made to direct run-off water from the surface to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained as such for the lifetime of the development.

Reason: To ensure adequate provision for surface water drainage and in the interests of highway safety.

17. Construction work, including any demolition works, shall not take place on Sundays or Bank Holidays nor at any other time except between the hours of 07:30 and 18:00 Monday to Friday and 08:00 and 13:00 on Saturdays.

Reason: In the interest of the amenity of the occupiers of neighbouring properties in accordance with Policy D20 of the Local Development Framework and the National Planning Policy Framework.

18. The development hereby approved shall not exceed four residential units; the details of which shall be submitted as part of the application for the approval of reserved matters.

Reason: For the avoidance of doubt and to ensure that the proposal has a satisfactory impact upon visual amenity, residential amenity for future occupiers and highway safety to accord with Policies D9 and D14 of the Wakefield LDF DPD and Chapters 9 and 12 of the NPPF.

The development hereby permitted must be carried out strictly in accordance with the following approved plans and specifications:

Plan Type	Reference	Version	Date Received
Drawing	Existing and Proposed Site Plan and Proposed Elevations and Floor Plans	PG 182-1 Rev B	04.09.2023
Application Form			18.05.2023
Drawing	Location Plan	TQRQM222 591544014 54	18.05.2023

Notes

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer, Wakefield One, Wakefield (03458 506506) with regard to obtaining this permission and approval of the construction specification(s). Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

The responsibility to properly address contaminated land issues, including the safe development of land and secure occupancy, and irrespective of any involvement by the Council, lies with the owner/applicant/developer of the site. In line with Sections 183 and 184 of the National Planning Policy Framework the site should be suitable for its new use taking account of ground conditions and land instability, including from natural hazards [e.g. radon gas] or former activities such as mining and pollution arising from previous uses. Due to the land being in an area where radon protection measures usually need to be installed within any permanent buildings the developer of the land should either satisfy themselves that radon protective measures are not required or they should ensure basic

radon protection measures are installed into any permanent buildings. Any radon protection measures should be installed as per the manufacturer's instructions.

The responsibility to have [i] a suitable and competent survey of any asbestos containing materials [ACMs] in any existing buildings/structures to be demolished or refurbished; and [ii] to safely remove any ACMs prior to demolition or refurbishment lies with the owner/applicant/developer of the site. All work should comply with the Control of Asbestos Regulations (CAR) 2012 and the Health & Safety at Work Act 1974.

The applicants' attention is drawn to the security advice set out in the West Yorkshire Police Architectural Liaison Officer's consultation response dated 6th June 2023 and the recommendations contained therein.

The Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

The applicant is advised that this permission does not authorise excavations within or abutting the public highway. If any such works are required in connection with this permission, the PRIOR APPROVAL of the Council is required as Highway Authority. Works to the public highway undertaken without the necessary approval would be an unlawful interference with the public highway in respect of which, legal action may be taken under the Highway Act 1980 and related statutes.

The applicant is advised that, even if no building work is proposed, approval may also be required under Building Regulations. The advice of the Building Control Service should be sought before the use commences. If any amendments are proposed to the drawings approved herewith when making application under the Building Regulations, a note to that effect should be made on the revised drawings.

Please refer to the accompanying Statutory Provisions and Notes, which form part of this Notice.

Service Director for Planning

Joe Jenkinson

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FURTHER INFORMATION

Now that your application has been determined, this information sheet is intended to inform you of your options.

If you wish to talk to someone about your application, please contact Development Control and quote your Application Number: 0345 8 506 506 or devcontrol@wakefield.gov.uk

GRANTED

If your application has been granted, please be aware that the following may apply to you.

TIMESCALES

- If you do not begin the development within the period specified on your decision notice, the permission will lapse.
- If the development is begun but not completed we can, in certain circumstances, require that it is completed within a specified period.

CONDITIONS

If your application has been granted subject to conditions you may be required to submit information to discharge of conditions these conditions. Some conditions must be discharged before development can commence.

The form for discharge of condition applications can be found using the following link https://ecab.planningportal.co.uk/uploads/appPDF/X4725Form027_english_en.pdf a fee will also be payable.

OTHER CONSENTS

This is only a Planning Permission; it does not necessarily mean you can start your development. You must also assess the impact of the following on your development:

- It may be necessary to obtain approval under the Building Regulations. This is handled by our Building Control Department.
- This permission does not entitle you to obstruct a Right of Way. If you need to stop up or divert a footpath or bridleway to enable you to carry out the development you should contact our Public Rights of Way office.
- Any applications for Council grants towards the costs of the development will need to be approved before work starts.
- Your development may come under the jurisdiction of two different pieces of Civil Legislation: the Party Wall Act and Right to Light: see www.gov.uk for more information
- If your development requires you to alter any existing utilities (Drainage, Water, Electricity, Gas, Phone, Cable, etc.) then you will need to liaise with the appropriate organisation.

Do not start your development until you have all the applicable consents

GROUND STABILITY

- This Planning Permission does not constitute any guarantee as to the stability of the site.

GRANTED WITH CONDITIONS, SPLIT DECISION OR REFUSAL

If your application has been refused, in part or in full, or if there are conditions attached to the grant, then you may wish to consider making a resubmission or an appeal.

APPEALS

If you are aggrieved by this decision, then you may be able to make an appeal. Appeals in England and Wales are handled (on behalf of the Secretary of State for the Ministry of Housing, Communities and Local Government) by the Planning Inspectorate in Bristol.

There are strict time limits on when Appeals can be made and you are urged to visit <https://www.gov.uk/appeal-planning-decision>. Alternatively information about all aspects of the Appeal Process are available from the Planning Inspectorate, and the Planning Portal.

INFORMATION

BUILDING CONTROL

01924 306557

buildingcontrol@wakefield.gov.uk

<https://www.wakefield.gov.uk/planning/building-control/>

PUBLIC RIGHTS OF WAY

0345 8 506 506

prowteam@wakefield.gov.uk

<https://www.wakefield.gov.uk/parks-countryside-and-outdoor-spaces/public-rights-of-way/>

PLANNING INSPECTORATE

<https://www.gov.uk/government/organisations/planning-inspectorate>

The Planning Inspectorate,
Temple Quay House,
2 The Square, Temple Quay,
Bristol
BS1 6PN

PLANNING PORTAL

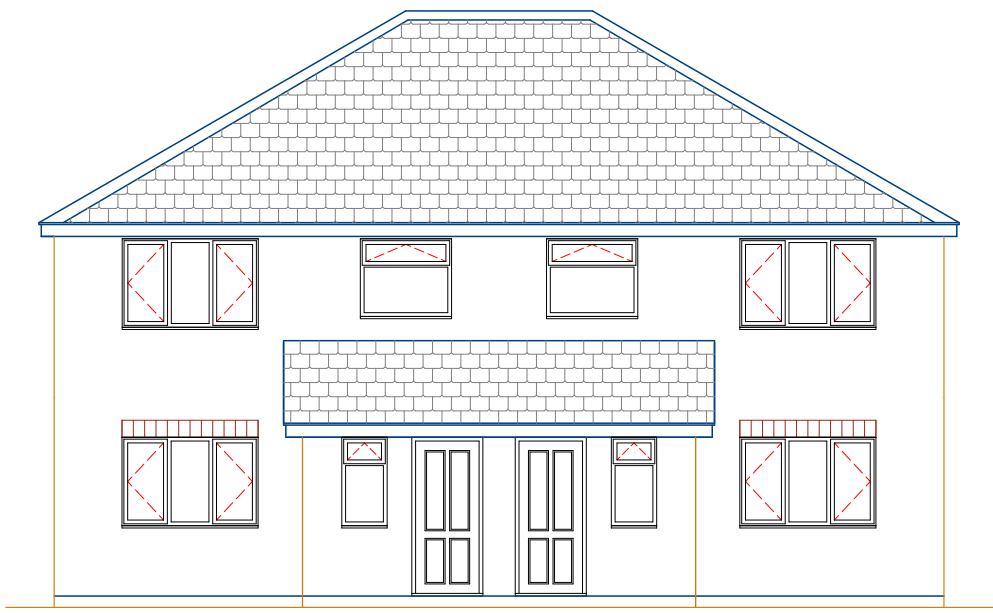
The Planning Portal is the UK Government's online planning and building regulations resource. Use this site to learn about planning and building regulations, and appeal against a decision and research government policy.

www.planningportal.co.uk

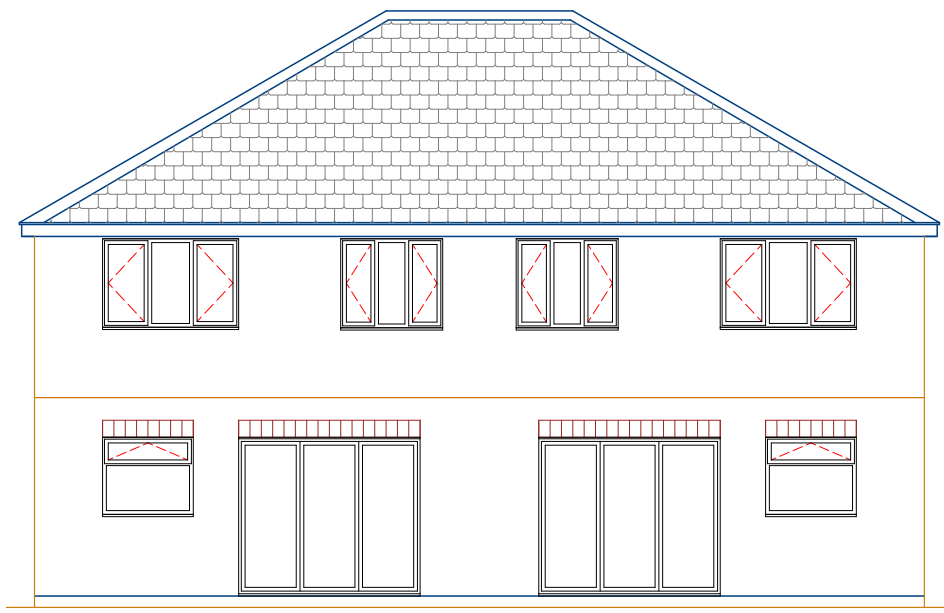
DLUHC (DEPARTMENT FOR LEVELLING UP, HOUSING AND COMMUNITIES)

DLUHC is the Central Government Department responsible for Planning and Building Control matters.

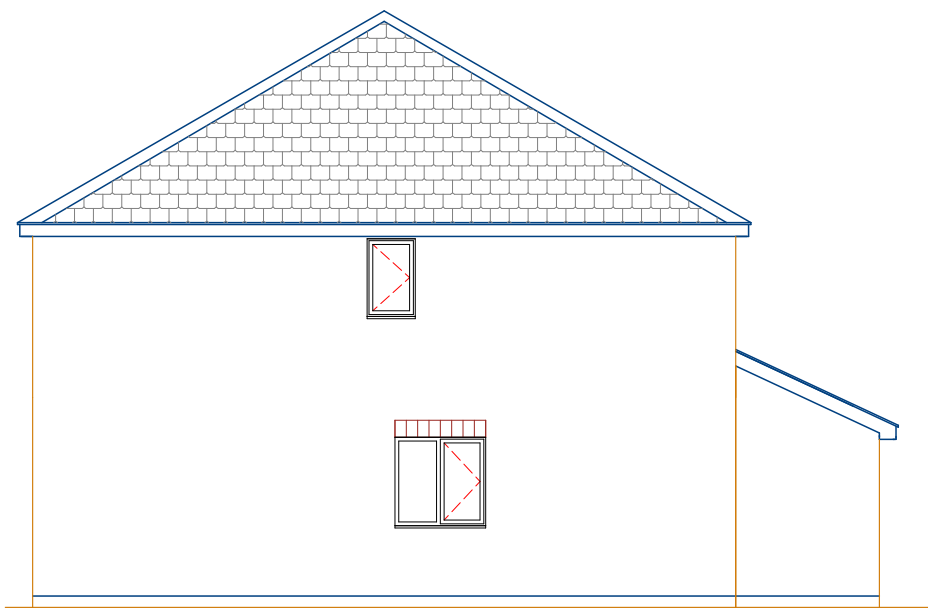
<https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities>



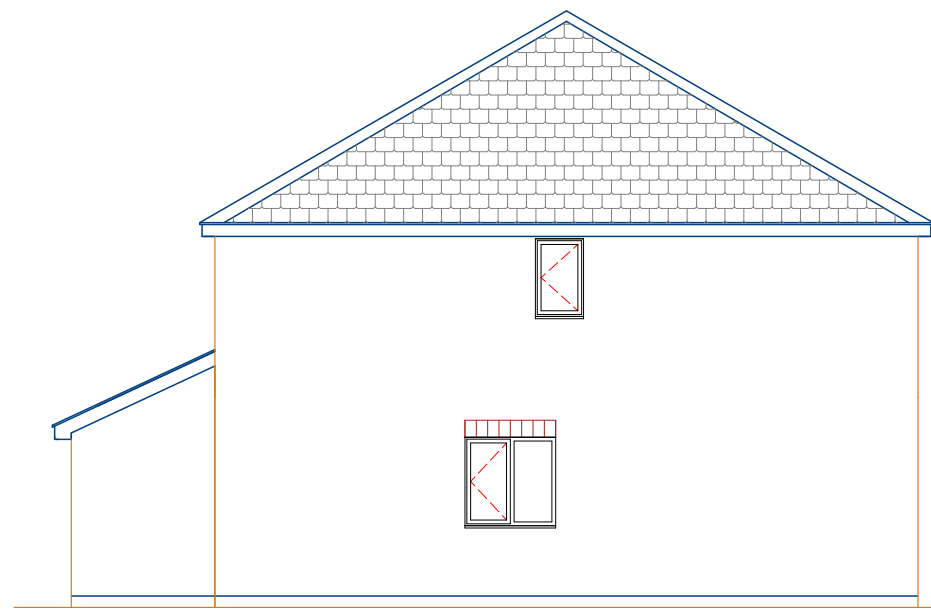
Proposed Front Elevation
Scale 1:100



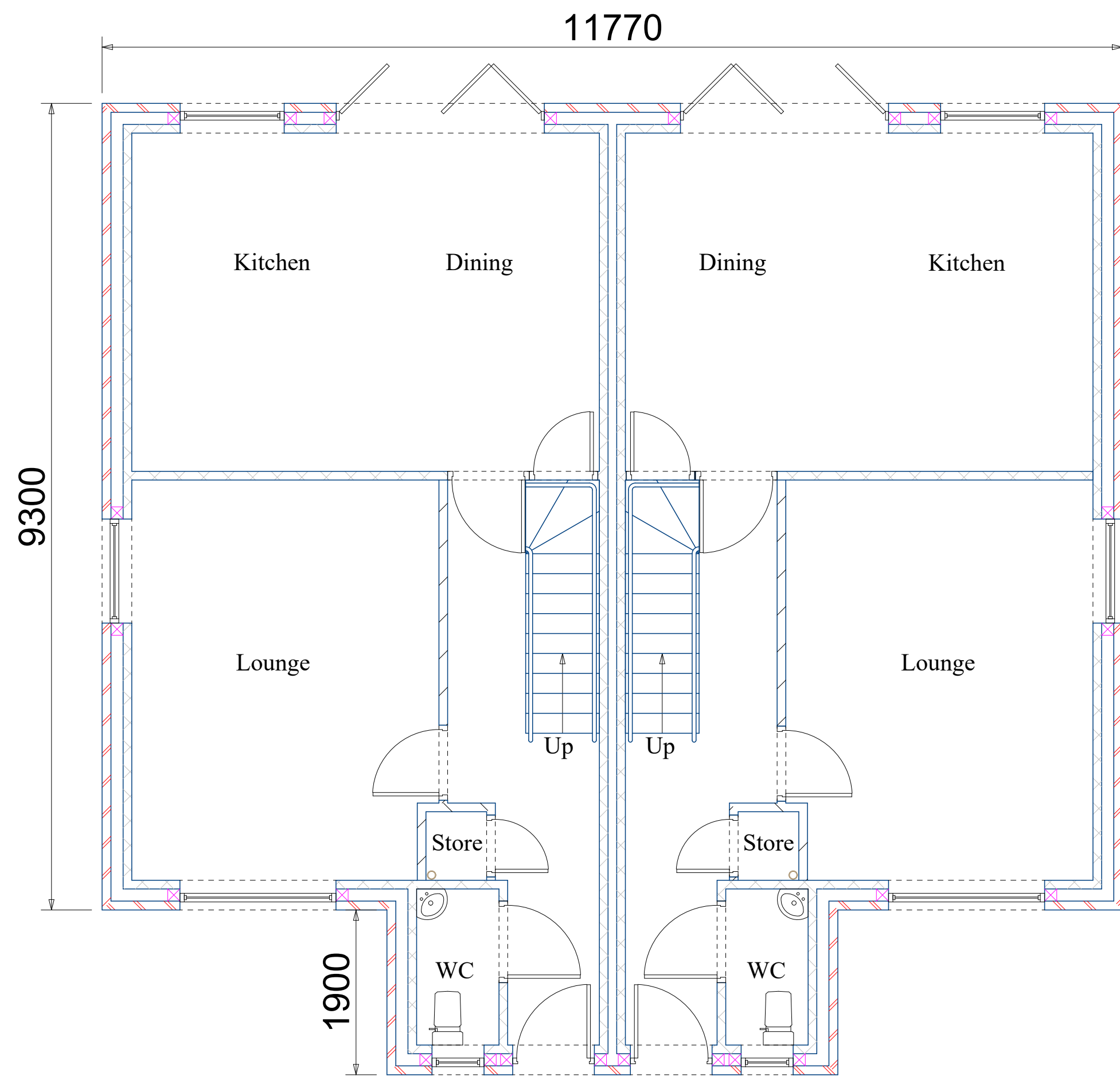
Proposed Rear Elevation



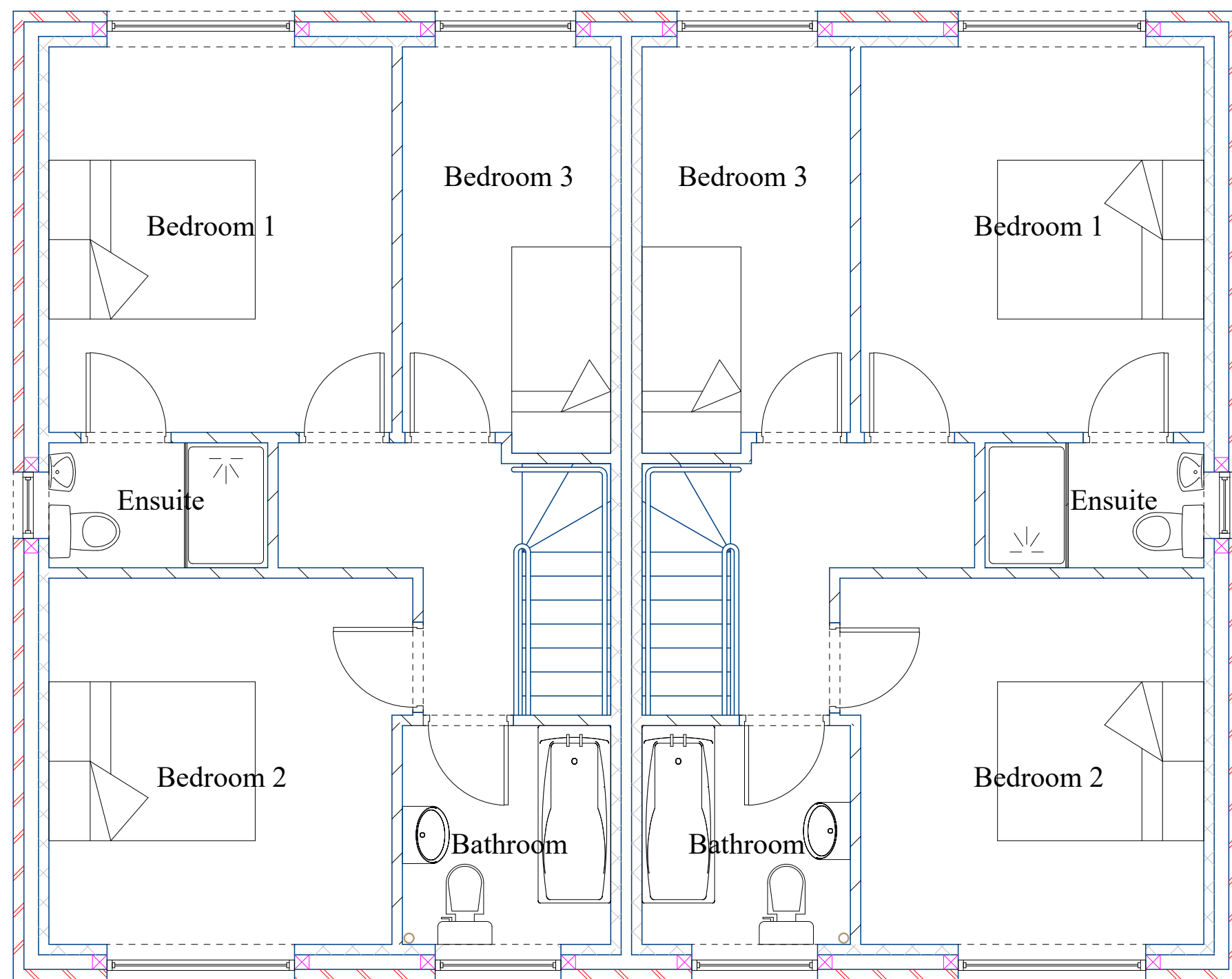
Proposed Side Elevation



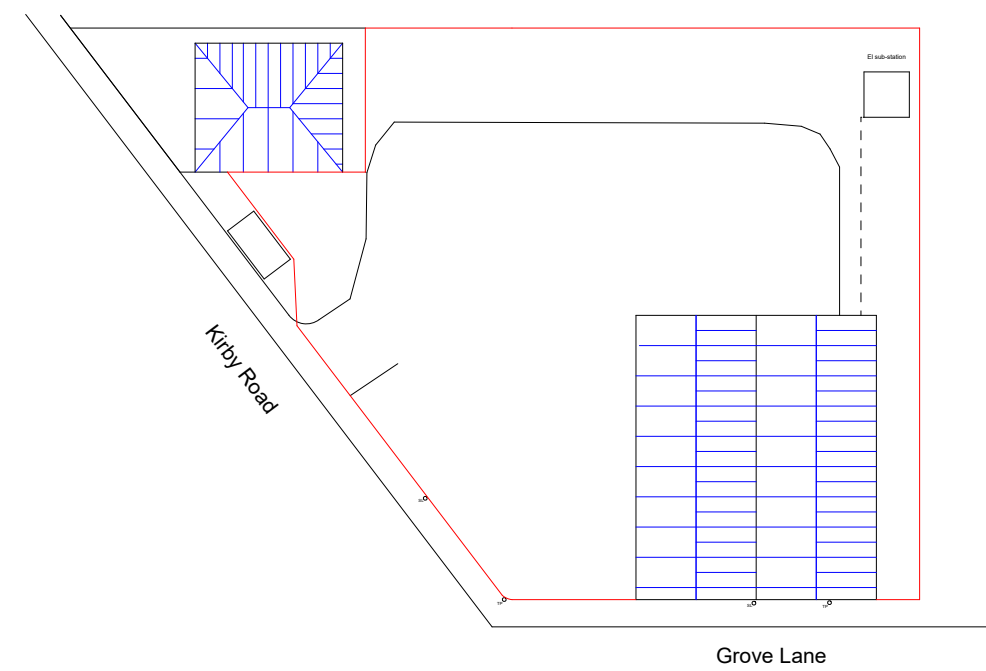
Proposed Side Elevation



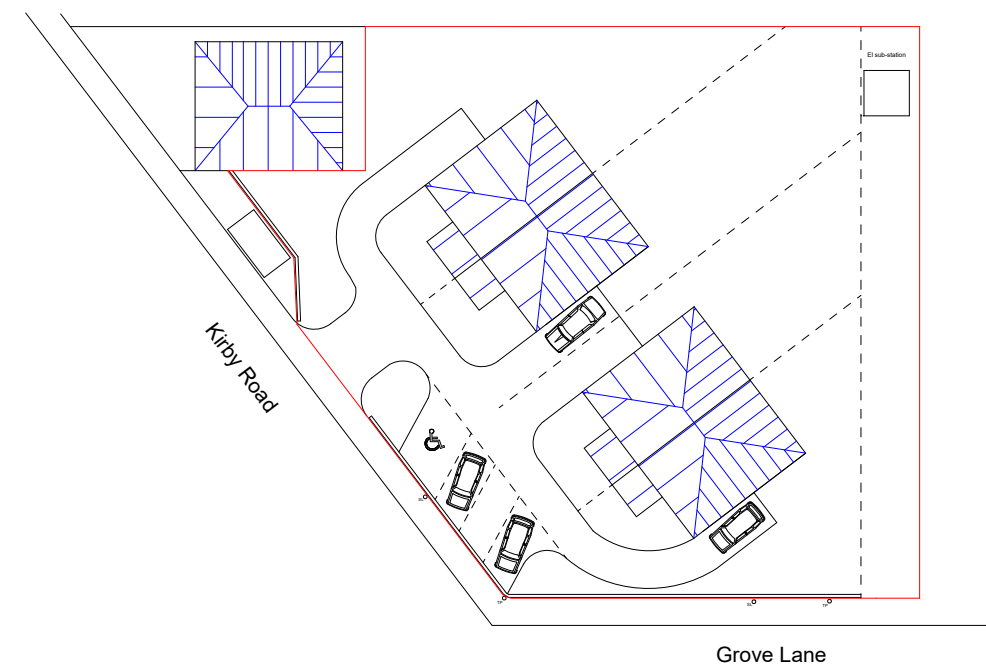
Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan



Existing Site Layout



Proposed Site Layout
Scale 1:500

Notes

PAUL GLOVER
DESIGN SERVICES

Glover Building Management

Project
**Proposed Two Storey
Semi Detached Dwellings**
Grove Lane, Hemsworth
Pontefract, West Yorkshire WF9 4BB
Drawing Title
**Planning Proposal
Floor Plans, Elevations and Site Plan**
Client
Barnsley YMCA
Drawing No.
PG 182-1
Date
Jan 2023
Drawn by
P Glover
Scale
1:50
Checked by
Name
Page Size - A1
3000 mm
6 Beaulieu Close, Mapplewell
Barnsley S75 6FJ
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Email paulglover555@btinternet.com