



PLANNING CONSULTATION RESPONSE

Application No	2025/1023
Proposal	Part change of use from dwellinghouse (Use Class C3) to small-scale childminding business (RETROSPECTIVE).
Address	51 Fish Dam Lane, Monk Bretton, Barnsley, S71 2PY
Date of Consultation Reply	16/12/2025
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting Highways Development Control on the above retrospective planning application, which seeks permission for a change of use from a residential dwelling to a childminding business.

The application site is located within a residential area of Monk Bretton and occupies a prominent corner plot at the junction of Fish Dam Lane and Bentley Close. Fish Dam Lane is a classified road and operates as an arterial bus route, characterised by frequent vehicular movements and on-street parking associated with predominantly terraced and semi-detached residential properties. Bentley Close is a minor residential road which joins Fish Dam Lane at a priority junction.

The site benefits from an existing vehicular access which is taken directly from the junction radii of Bentley Close and Fish Dam Lane. Visibility for vehicles exiting the driveway is constrained and does not achieve an acceptable standard, largely as a result of the boundary treatment and the proximity of the access to the junction. As such, the access arrangement is already substandard in highway safety terms when considered against current guidance.

The application is retrospective, with the applicant having converted an outbuilding to facilitate a childminding use. The submitted planning statement confirms that the premises currently accommodates two qualified practitioners and a childminding assistant, caring for up to nine children. Whilst the applicant states that they are presently limiting numbers to nine, it is acknowledged that the maximum number of children could increase in the future in line with staffing levels and regulatory allowances. This presents a clear potential for intensification of use beyond that of a typical single dwelling.

The submitted site plan indicates that on-site turning provision exists. However, this turning area is compromised by the introduction of parking spaces for staff vehicles. As a result, vehicles associated with drop-off and pick-up activity would be unable to turn within the site and would be required to reverse either onto or from Fish Dam Lane, at or in close proximity to a junction where visibility is already poor. This arrangement gives rise to an unacceptable



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level of conflict with through traffic, including buses, and presents a clear highway safety concern.

Whilst it is recognised that the property has an established access, this access is substandard in terms of visibility and was designed to serve a single residential use. The proposed childminding use represents an intensification of vehicular activity, particularly during peak periods, which directly exacerbates existing deficiencies. The loss of effective on-site turning provision, combined with constrained visibility and the site's location on a classified road at a junction, results in a materially worse situation than if it was the residential use alone.

In highway safety terms, any intensification of use of this access is therefore unacceptable. The proposal would increase the likelihood of vehicle conflict, unsafe reversing manoeuvres, and obstruction in the vicinity of a junction and bus route. On this basis, the development fails to demonstrate that it would operate safely without detriment to the free and safe flow of traffic.

As such, I object to the application on the grounds that the proposed use would result in an unacceptable impact on highway safety.

Many Thanks

Sarah Sharp
Senior Engineer

NO OBJECTION*	Defer for amends/further information*	OBJECT
Consultation Suggested Conditions:		
Consultation Informative(s):		
Planning Obligations required		