



PLANNING CONSULTATION RESPONSE

Application No	2026/0543
Proposal	Change of use of land to Gypsy and Traveller Site with associated caravan and day room (Part Retrospective)
Address	Land at Shaftesbury Street, Stairfoot, Barnsley S70 3PU
Date of Consultation Reply	9 th October 2026
Consultee	Highways DC

Consultation Assessment and Justification

[3rd response]

As a supplement to the comments previously provided on the 14th and 30th September, I would add the following:

The carriageway of Shaftesbury Street has an average width of around 4.1m which is sufficient for two vehicles to pass; the width at the junction with School Street is 4.5m, the width then varies along its 130m length, narrowing in parts to approx. 3.6m. Although the road is generally of sufficient width for two vehicles to pass, due to the majority of dwellings having no off-street parking, the eastern side of the road is heavily parked which reduces the number of opportunities for two moving vehicles to pass side-by-side.

As mentioned in my initial response, it is evident that vehicles parked on-street commonly occupy much of the footway, thereby forcing pedestrians to walk within the carriageway. However, the proposals include ample parking provision within the site and do not therefore result in an increase in on-street parking.

Given that there are 26 residential dwellings along the eastern side of Shaftesbury Street, the proposed residential use of this small site would have negligible impact in terms of the number of daily vehicular movements generated by the street, thereby having minimal impact on the likelihood of vehicle-pedestrian conflict.

Likewise, the proposals would not adversely impact upon the existing situation in terms of accessibility for emergency service vehicles. From the position that a fire appliance would park when attending any property, it should be within 45m of all parts of that dwelling; these proposals satisfy that requirement.

Significant consideration has been given to Policy TR6 of the NPPF (August 2026) which states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; I am of the view that it would be difficult to contend that the impact of these proposals falls within the parameters of this policy.

In view of all of the above as well as previous comments, it is not wished to raise an objection from a highways development control perspective, subject to the conditions and informative notes listed below, which I would be grateful if you could include should you be minded to grant permission.

NO OBJECTION

Consultation Suggested Conditions:

All areas within the site to be used by vehicles shall be surfaced in a solid bound material (i.e. not loose chippings) prior to the development being brought into use and shall be retained for said purpose at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure that there are adequate facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.



Sight lines, having minimum dimensions of 2.4m x site frontage shall be provided at the access junction with Shaftesbury Street, such that there is no obstruction to visibility at a height exceeding 1.0m above the nearside edge of the adjacent highway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 1.0m which would obstruct the sight lines and they shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure drivers have clear and unrestricted views when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Prior to the development being brought into use, the vehicular access shall provide pedestrian visibility splays of 2m x 2m to the back edge of the footway/verge. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway/verge which would obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Any gates shall be designed to only open inwards and be permanently retained as such.

Reason: To ensure the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.

Consultation Informatives:

The development hereby approved includes the creation of a vehicular access. You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555.

The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.

Planning Obligations required:

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