



PLANNING CONSULTATION RESPONSE

Application No	2026/0265
Proposal	Amendments to existing car park entrance and layout.
Address	23 Queens Road, Barnsley, S71 1AN
Date of Consultation Reply	16 th April 2026
Consultee	Highways DC

Consultation Assessment and Justification

The proposed amendments to the car park layout result in the overall loss of two parking spaces. Although some elements of the layout remain substandard (size of parking spaces and manoeuvring room for example), it must be borne in mind that the proposals are for minor amendments rather than a full redesign of the parking area and that the car park could continue to operate in perpetuity as it currently exists.

It is acknowledged that a separate planning application has been submitted which seeks to change the use of the building from offices to 9no. apartments, however, the separate nature of the applications means that these proposals must be assessed entirely on their own merit. It is considered unlikely that the proposed layout amendments would be carried out in the event that these proposals gained planning approval but the associated change of use application did not, however, when viewed independently of the associated application, these proposals are effectively for the reduction in parking provision for the existing building with its current Office use classification.

As such, it is proposed for the Office use building to have reduced off-street parking provision for 11 vehicles rather than the existing 13. The building has a floor area of approximately 700m² which equates to a parking requirement for 23 spaces (1 space per 30m² of floor area for office use); the site has therefore been operating for many years with a significant under-provision in off-street parking. This has no doubt been aided by the very sustainable location of the site on the edge of Barnsley town centre and the site being within a 320m walking distance of the Interchange.

Given that the site has operated without issue for a significant length of time and that the site is in a very sustainable location, it is considered that the small reduction in off-street parking provision would not adversely impact upon the highway and the proposals are therefore acceptable from a highways development control perspective. Should you be minded to grant permission, I would be grateful if you could include the conditions listed below:

NO OBJECTION

Consultation Suggested Conditions:

The access, parking and manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, parking and manoeuvring of motor vehicles, and shall be retained for said purposes 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 parking 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 site access junction with Queens Road, such that there is no obstruction to visibility at a height



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exceeding 0.9m 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 0.9m 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.

The parking facility hereby permitted shall not be brought into use until pedestrian visibility splays of 2m x 2m to the back edge of the footway have been provided at the proposed access. 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 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.

Consultation Informative:

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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