



TANKERSLEY PARISH COUNCIL

Clerk: Siani Allan
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24th February 2026

Dear Bradley,

Planning Application - 2026/0034 - Outline application for the erection of one dwelling with details of access and layout (other matters reserved).

The proposed development was discussed at the Parish Council Meeting of 23rd February 2026.

The Parish Council objects to the development.

The objections fall into a number of areas which are listed below.

1. It is believed that proper legislation was not followed in regard to public consultation. The standard period of notice for public consultation is 21 days. No such notice was published locally to the site therefore residents were unaware of the plans. Due to this Public consultation was not completed appropriately and should be reopened.
2. The Planning Statement regards the application as limited infilling. This statement is incorrect as this refers to a development located within a small minor gap for one or two buildings within an otherwise built up frontage. There are currently no properties located within or surrounding the site on this side of the road.

Traffic and Safety Concerns

1. The development will result in yet a further increase in vehicles on the roads that access the Parish. The Parish is already suffering intense traffic congestions due to previous developments and does not have the infrastructure to accommodate extra traffic (EVRI, Lidgett Lane, Church View, St Paul's Way, The Grange, The Avenue, Silkstone Close & Stone Row Court) and this development will only exacerbate an already unacceptable situation.
2. The proposed site is accessed just after a 90 degree corner located at the meeting point of Chapel Road and Pilley Hills. The corner is located on an unrestricted 60mph road and only reduces to 30mph half way through the bend. Just before the corner, there is also a blind summit. The application states that there are no existing highway safety issues however as evidenced by damaged and missing fencing at the site several accidents have occurred including cars careering round the corner and ending up within the children's play area located just around the bend. Concerns regarding accidents and speeding issues on this road

have been reported to BMBC by the Parish Council and others prior to the above application. An incident was recently observed in this location where a resident was hospitalised following a collision with a car and her dog killed. Evidence of accidents have also been attached below. It is the view that it is only a matter of time before a fatality occurs.

3. Further observation regarding traffic concerns is that the image on page 6 of the Highways Statement is not relevant to the application as this image is of the junction of Carr Lane/Pilley Green which is located no where near the application site.
4. The Parish Council request that Barnsley Council's inhouse highways department comment on the application and scrutinise the statements made by the applicant to ensure compliance with relevant statutory obligations

Green Belt

1. The planning statement submitted as part of the proposal repeatedly refers to the land as 'Grey Belt'. This statement is incorrect. Grey Belt refers to previously developed land located within the Green Belt or lower quality land – neither of these statements are correct. The land is located and designated green belt.
2. Chapel Road has seen several new properties built over the last decade (69, 71, 71a and 73a). The gardens of these properties extend on to Greenbelt land. Planning permission for these properties was given with restrictions as to the usage of the South Westerly end of the gardens where the green belt boundaries intersect in accordance with green belt/local planning policy.

Ecology

1. The planning statement and ecology report state that 'the habitats recorded are of low to moderate ecological value, typical of village edge land'. This statement is incorrect as residents report seeing and hearing nesting owls in the trees located on this land. As the trees are located within the site, changes to the area would result in an impact to their nesting habits, and a lowering in the biodiversity of the area.
2. The Parish Council request that Barnsley Council's inhouse ecologist comments on the application and scrutinise the statements made by the applicant to ensure compliance with relevant statutory obligations

Planning History

1. The Planning Statement specifies that the only planning history of this location is an outline application which was submitted in 1998 and refused. This statement is incorrect further application were submitted for the site of the Old Gate in (adjacent) in 2007, 2008, 2011, 2014, 2017, 2022, and 2023.

Kind regards

Siani Allan
Clerk
Tannersley Parish Council

1. Truck coming around bend too fast crashed into tree in park on Chapel Road.



2. Car going towards Wortley crashed into no 79 Chapel Road.



3. Young couple traveling too fast and ended up in park on Chapel Road. Fence still down.



