



PLANNING CONSULTATION RESPONSE

Application No	2026/0488
Proposal	Change of use of the first floor to create a flat with metal access steps to the rear and minor alterations to the ground floor to create a funeral directors
Address	24 High Street, Goldthorpe, Rotherham, S63 9LR
Date of Consultation Reply	23 rd July 2026
Consultee	Highways DC

Consultation Assessment and Justification

The site is located on a classified road, on the corner of the junction between Jackson Street and High Street, and close to the High Street/Barnsley Road signalised junction, as such, I have concerns regarding the parking requirement for the proposed use as a funeral directors. The site has no off-street parking provision and there are very limited opportunities to park on-street within the vicinity of the site.

However, given that the existing veterinary use of the site and the proposed use as a funeral directors both fall within Use Class E, planning permission is not required for this change of use.

With regard to the proposed change of use of the first floor in order to create a one-bedroom flat, I would comment that, as mentioned above, the site has no off-street car parking provision and none is proposed; the Barnsley Supplementary Planning Document (SPD) Parking (2019) Table 1 states that one car parking space should be provided per 1-2 bedroom dwelling, thereby creating a shortfall of one parking space for the proposed residential use.

Notwithstanding this, the site is located within the centre of Goldthorpe and has a large number of amenities within easy reach as well as benefiting from having good access to public transport facilities. This means, subject to the provision of suitable cycle parking facilities, that the residential use of the site is considered to be sustainable and therefore compliant with NPPF 9: Promoting Sustainable Transport policies and Barnsley Local Plan (January 2019) Policy T3 New Development and Sustainable Travel.

In view of all of the above, it is not wished to raise an objection from a highways development control perspective. Should you be minded to grant permission, I would be grateful if you could include the condition below.

NO OBJECTION

Consultation Suggested Condition:

The change of use hereby permitted shall not commence until a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

Consultation Informative(s):

No specific highways related informative notes are deemed necessary.

Planning Obligations required:

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