



PLANNING CONSULTATION RESPONSE

Application No	2026/0347
Proposal	Change of use to utilise a proportion of an existing outbuilding (Use Class C3) as a wellbeing retreat and meeting space (Use Class Ee and Ec2). Including minor alterations
Address	Copster House, Rag Lane, Thurgoland, Sheffield, S35 7BA
Date of Consultation Reply	04/06/26
Consultee	Highways DC

Consultation Assessment and Justification

Following pre-application advice, the applicant has clarified that access from the site car park will be taken from Copster Lane onto Rag Lane, rather than from the other established access directly onto Rag Lane in close proximity to Roper Lane. Whilst this is the preferred route when considering highway safety implications, the submitted visibility splays are drawing incorrectly. Similarly, the photographs taken to demonstrate the line of sight to the junction are not from the nearside kerb.

HDC officers would therefore ask that the visibility splays are redrawn to be commensurate with the advice set out in Section 3 of document CD 123 Geometric Design of At-Grade Priority and Signal-Controlled Junctions whereby sight lines are shown from a set-back of 4.5m to the nearside kerb line in each direction. As Copster Lane is also adopted highway, visibility splays should also be demonstrated from the site access onto the Copster Lane.

Copster Lane is a narrow, single-lane track that does not allow vehicles to pass and with no formalised passing places along the length between Rag Lane and the site access. HDC officers would not wish to see an intensification of use of this road without remediation measures to improve a driver's ability to pass and repass. At least one formal passing place should be provided by way of a Section 278 agreement on Copster Lane.

	Defer for amends/further information	
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Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: