



PLANNING CONSULTATION RESPONSE

Application No	2025/0153
Proposal	Demolition of existing dwelling (retrospective) and erection of 1no. detached dwelling with integral garages (custom/self-build)
Address	Hirst Cottage, Chapel Lane, Billingley, Barnsley, S72 0HZ
Date of Consultation Reply	13/01/2026
Consultee	BMBC PROW – C Farley

Consultation Assessment and Justification

There do not appear to be any Definitive Public Rights of Way affected by the proposed development. If the application is accepted then the following general informative should be added to the decision notice:

NO OBJECTION*

Defer for amends/further information*

OBJECT*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

If any unrecorded routes have been used unchallenged by the public for 20+ years, or for a lesser period under common law, those routes may have acquired public access rights. Members of the public may apply to have such rights formally recorded and if an application is made, the Council has a legal duty to research the claimed rights and reach a decision based exclusively on the available evidence about the status of the claimed routes. If such an application is made and accepted, the route would have to be accommodated within any development proposals. If the applicant has questions about any unrecorded routes, they should contact publicrightsofway@barnsley.gov.uk to discuss.

Planning Obligations required: