

06 July 2022

HIGHWAYS NOTE

SITE: LAND OFF OLD ANNA LANE/ WORK BANK LANE, THURLSTONE, SHEFFIELD

SUBJECT: PLANNING APPLICATION FOR 1 NO DWELLING FOLLOWING DEMOLITION OF STABLES

CLIENT: MR R COLDWELL

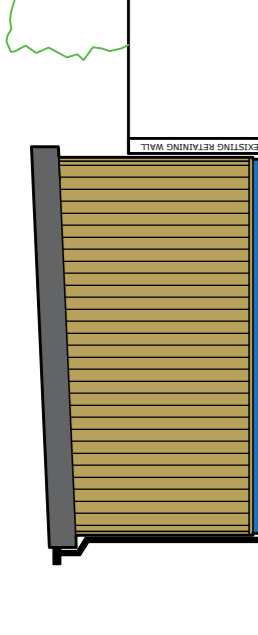
- 1.1 attp has been commissioned to prepare a Highways Statement in support of a planning application for the development of a parcel of land off Old Anna Lane / Work Bank Lane in the Thurlstone area of Sheffield. The local planning and highways authority is Barnsley Metropolitan Borough Council (BMBC).
 - 1.2 The subject site has a longstanding use for equestrian purposes for circa 20 years. The Council granted planning permission for stables on the site in 2002 (application ref B/02/0036/PU).
 - 1.3 The existing site is accessed via an informal gated access from Old Anna Lane close to its junction with Work Bank Lane.
 - 1.4 The current proposals, for which planning permission is sought, as shown on the drawing attached at **Appendix A**, comprise construction of 1No residential dwelling and 1No parking space following the demolition of the existing stables and an adjacent lean to structure (the latter not being in equestrian use).
 - 1.5 Access into the site for all modes will continue to be provided from Old Anna Lane in the same location as the existing access.
 - 1.6 To improve visibility at the access a small section of the existing dry stone wall along the site frontage with Old Anna Lane, which is within the applicants ownership, will be removed. The speed limit on Old Anna Lane is 30mph, as such, as per the guidance set out within the Manual for Streets a visibility splay of 2.4m x 43m is required at the site access. As demonstrated on the drawing attached at **Appendix B**, following removal of a small section of the dry stone wall, this is achievable.
 - 1.7 In the vicinity of the site access Old Anna Lane is of a suitable width to accommodate vehicles accessing and egressing the site and whilst the road can accommodate two-way vehicles should a particularly large vehicle need to pass there are opportunities for oncoming vehicles to wait at the side of the road whilst any oncoming vehicles pass.
 - 1.8 In the vicinity of the site access Old Anna Lane is straight and forward visibility is good so should a vehicle be travelling in the opposite direction the second vehicle, should it be turning onto Old Anna Lane from Work Bank Road or exiting the site, would see the oncoming vehicle and if necessary simply wait for it to clear the road before proceeding. This arrangement is what currently occurs on Old Anna Lane with no concerns raised by any party previously.
-

- 1.9 Swept path analyses has been undertaken to demonstrate that a large car can successfully negotiate the site access and the parking space proposed within the site, as shown on the drawing also attached **Appendix C**.
- 1.10 There are existing residential dwellings on Old Anna Lane and Work Bank Lane currently served by BCC's refuse vehicles. Residents take their bins to the road-side on the relevant day of the week and return them to their properties once they have been attended to. The same is proposed for this proposed residential dwelling.
- 1.11 The applicant lives away from the site and make regularly makes visits to the site. In addition, the stables were until recently rented to a third party for many years. Therefore, the site for its lawful uses generates regular vehicular movement on a daily basis.
- 1.12 As the proposed dwelling will replace the stables and would be inhabited by the applicant who is the only remaining user of the existing facilities on site the daily trip levels by private car are expected to reduce as a result of the current proposals. To clarify, the current user inhabiting the dwelling would no longer have the need to travel between their home and the site and the stables would no longer be rented out.
- 1.13 Old Anna Lane and Work Bank Lane provide access to numerous residential properties as well as farms and equestrian facilities and as such vehicular traffic flows are moderate throughout the day. Old Anna Lane is also a rural route used by local residents to access Penistone Grammar School. It is therefore anticipated that the minimall vehicular flows forecast to be generated by the current proposals will be unrecognisable.
- 1.14 Whilst the subject site is adjacent to the settlement is situated in a sustainable location and the following issues are considered relevant:
- Bus stop – Towngate (hourly service) - 0.1 miles.
 - Walking distance to schools/village primary school - 0.1 miles.
 - Walking distance to public house – 0.1 miles.
 - Walking distance to convenience store/ bakery – 0.3 miles.
 - Walking distance to takeaways – 0.3 miles.
- 1.15 The site is situated in a sustainable location close to main public transport routes, including the bus stop on Towngate which are within the recommended 800m walking distance to a bus stop. In addition, there are local facilities, as set it above, within a 5 minute walk of the site.
- 1.16 There would be further opportunities for walkers and cyclist to access local services and facilities, such a Penistone Town Centre, within reasonably accessible distances vis the footpaths provided on both sides of all local roads or via the TransPennine Trail which is accessible within a short walk / cycle of the site.

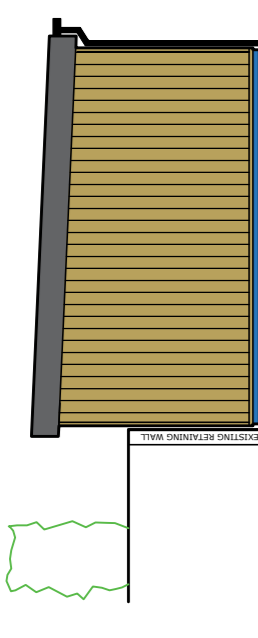
- 1.17 Overall, it is considered that there are no highways or transport reasons that should prevent the granting of planning consent.

APPENDIX A

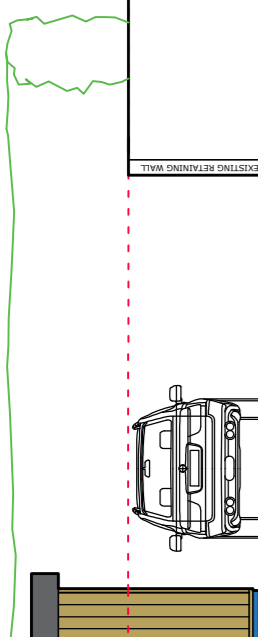
MATERIALS:
 WALLS: ASH VERTICAL BOARDING (SIPS PANELS)
 PLINTH: BLUE BRICKWORK
 ROOF: HIGH PERFORMANCE ROOF COVERING (ANTHRACITE)
 FASCIA: POWDER COATED ALUMINIUM (ANTHRACITE)
 WINDOWS/DOORS: POWDER COATD ALUMINIUM (ANTHRACITE)
 RWP/GUTTERS: ALUMINIUM (BLACK)



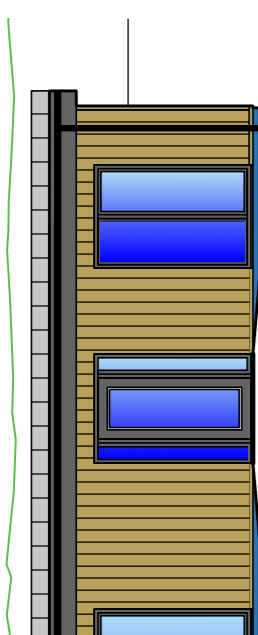
SIDE ELEVATION SCALE 1:100



SIDE ELEVATION SCALE 1:100



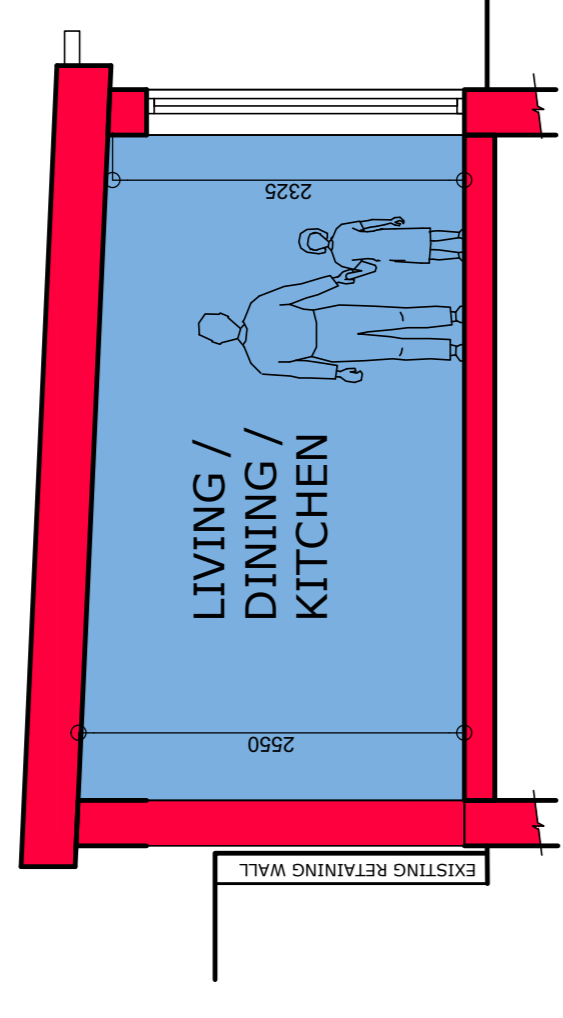
REAR ELEVATION SCALE 1:100



FRONT ELEVATION SCALE 1:100



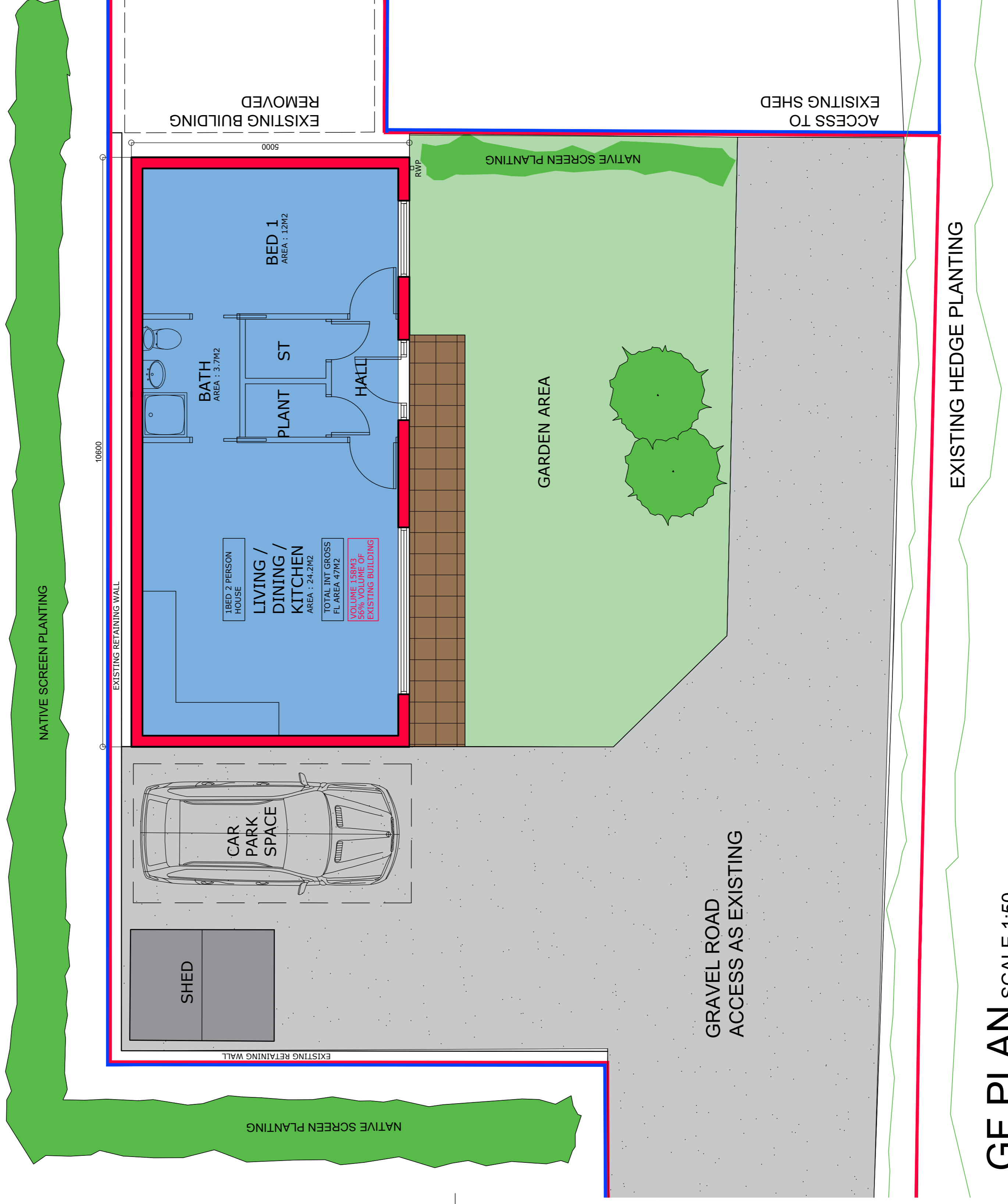
LOCATION PLAN SCALE 1:500



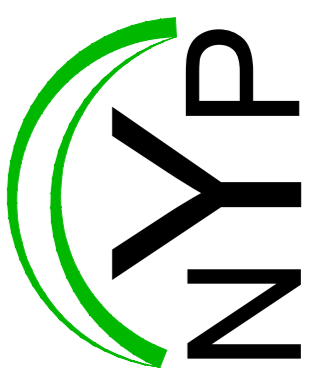
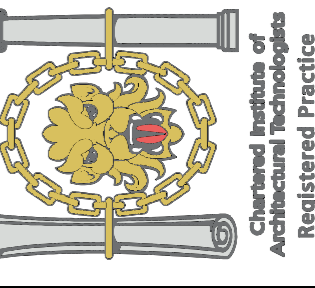
SECTION SCALE 1:50



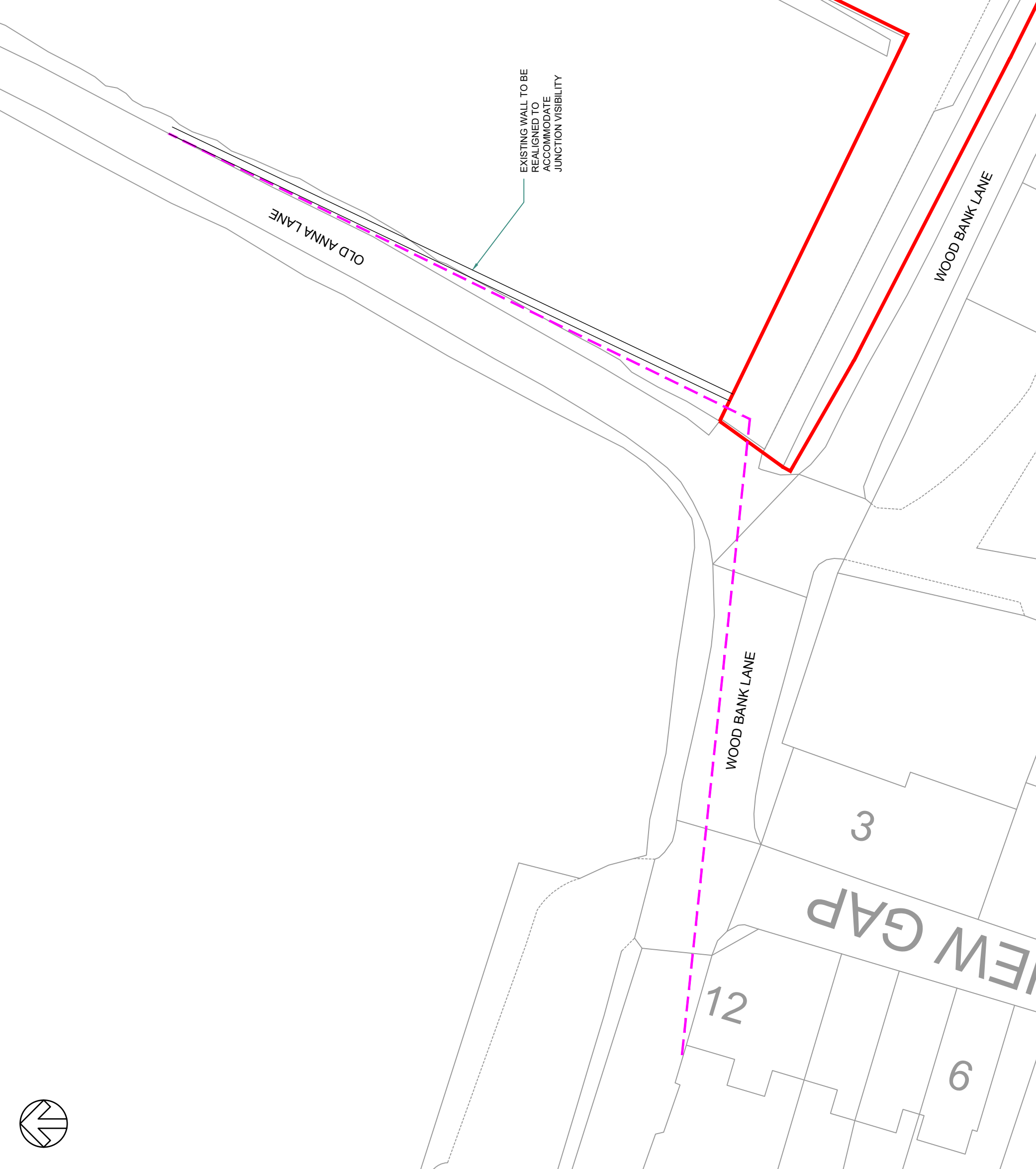
SITE PLAN SCALE 1:200



GF PLAN SCALE 1:50

															
<p>NYP ARCHITECTURAL SERVICES LIMITED BBC, Innovation Way, Barnby, S75 1UL. Tel: 01228 20888. E-mail: scott@nyp.co.uk / stephen@nyp.co.uk</p>															
<p>Project: NEW DWELLING, LAND AT WORK BANK LANE, THURLSTONE S36-9RR</p>		<p>Client: ROGER COLDWELL</p>													
<p>Drawing Title: PLANNING DRAWING PLAN, ELEVATIONS, SECTION & SITE PLAN</p>		<p>Date: JULY 2022 Scale: AS INDICATED</p>													
<p>Revisions:</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Suffix</th> <th>Description</th> <th>Date</th> <th>Suffix</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Date	Suffix	Description	Date	Suffix	Description							<p>Ref: 103/65 Dwg. No. 03 Rev. </p>	
Date	Suffix	Description	Date	Suffix	Description										

APPENDIX B



DO NOT SCALE

NOTES
 1) ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE

KEY
 2.4 x 43m JUNCTION VISIBILITY SPLAY TO MANUAL FOR STREETS (330mph)

REV	DATE	TS	BY	DESCRIPTION	AT	CHK	APP
-	04/07/2022	TS		FIRST ISSUE			

DRAWING STATUS: **FOR INFORMATION ONLY**



CLIENT: **ROGER COLDWELL**

ARCHITECT: **NYP ARCHITECTURAL SERVICES**

PROJECT: **OLD ANNA LANE THURLSTONE**

TITLE: **SITE ACCESS VISIBILITY ASSESSMENT**

SCALE @ A3:	1:250	CHECKED:	AT	APPROVED:	AT
CAD FILE:	22013-VIS-001.dwg	DESIGN-DRAWN:	TS	DATE:	04/07/2022
PROJECT NO:	22013	DRAWING NO:	22013/VIS/001	REV:	-

© Aimee Thompson Transport Planning Ltd
 T: 07507 342334 E: aimee@at-transportplanning.co.uk

APPENDIX C



OLD ANNA LANE

WOOD BANK LANE

WOOD BANK LANE

EXISTING ACCESS TO BE WIDENED TO ACCOMMODATE MANEUVERS ON AND OFF OF OLD ANNA LANE

SHED

GARDEN AREA 60m²

Pond

DO NOT SCALE
VEHICLE DETAILS

REV	DATE	TS	BY	DESCRIPTION	AT	APP
-	04/07/2022	TS		FIRST ISSUE	AT	AT

DRAWING STATUS: FOR INFORMATION ONLY



CLIENT: ROGER COLDWELL

ARCHITECT: NYP ARCHITECTURAL SERVICES

PROJECT: OLD ANNA LANE THURLSTONE

TITLE: 1 BED OPTION SWEPT PATH ANALYSIS

SCALE @ A3: 1:250	CHECKED: AT	APPROVED: AT
CAD FILE: 22013-SPA-001.dwg	DESIGN-DRAWN: TS	DATE: 04/07/2022
PROJECT NO: 22013	DRAWING NO: 22013/MIS/001	REV: -

© Aimee Thompson Transport Planning Ltd
T: 07507 342334 E: aimee@at-transportplanning.co.uk