



## PLANNING CONSULTATION RESPONSE

|                            |                                                                                                               |
|----------------------------|---------------------------------------------------------------------------------------------------------------|
| Application No             | 2025/0610                                                                                                     |
| Proposal                   | Outline development of five residential dwellings and associated infrastructure considering access and scale. |
| Address                    | Vernon House, Yews Lane, Kendray, Barnsley, S70 3LJ                                                           |
| Date of Consultation Reply | 29 <sup>th</sup> April 2026                                                                                   |
| Consultee                  | Highways DC                                                                                                   |

### Consultation Assessment and Justification

[3<sup>rd</sup> Response – Amended plans and further information]

In response to previous comments issued by this Service, additional details and amended plans have been submitted in order to allow previously raised issues to be considered at outline stage rather than being dealt with as reserved matters. As such, I would comment as follows:

- All parking spaces within the site now have a clear 6m of manoeuvring space.
- No designated visitor parking is to be provided, it is intended for any visiting vehicles to park on the carriageway of the private drive which is of sufficient width to allow two vehicles to pass.
- A swept path manoeuvre has been provided which demonstrates that a large car is able to turn within the head of the private drive. Although the manoeuvre involves back-and-forth shunting manoeuvres (a 5-point turn), given that the alternative means of exiting the site would require a driver to reverse around a bend up a 1:12 gradient, it is considered likely that drivers would elect to turn within the site.
- To meet the requirements of Building Regulations Approved Document B, in lieu of providing turning facilities for a fire appliance, each dwelling is to have a sprinkler system installed.
- The size and position of the bin collection point is now sufficient to satisfy the Building Regulation requirements in terms of walking/carrying distances for both residents and waste collection operatives.

The outline proposals are therefore considered acceptable from a highways development control perspective subject to the conditions below, which I would be grateful if you could include should you be minded to grant permission. Also, further to the highways related conditions, I would be grateful if a condition could be included in relation to the requirement for a sprinkler system to be installed within each dwelling.

**NO OBJECTION**

#### **Consultation Suggested Conditions:**

The access, parking and manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, parking and manoeuvring of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

**Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.**

The gradient of areas for vehicular and pedestrian use shall not exceed 1 in 12.

**Reason: In the interests of the safety of persons using the site access and individual accesses/driveways, and users of the highway in accordance with Local Plan Policy T4 New Development and Transport Safety.**



# BARNSELEY

## Metropolitan Borough Council

Sight lines, as shown on the submitted plans, shall be provided at the access junction with Yews Lane, such that there is no obstruction to visibility at a height exceeding 0.9m above the nearside edge of the adjacent highway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m which would obstruct the sight lines, and they shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

**Reason: To ensure drivers have clear and unrestricted views when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.**

Prior to the first occupation of the development hereby permitted, the scheme for the provision of a section of carriageway widening along Yews Lane shall be fully implemented in accordance with details and a timetable to be submitted to, and approved in writing by, the Local Planning Authority.

**Reason: To ensure that satisfactory access arrangements are provided, in the interests of highway safety and in accordance with Local Plan Policy T4 New development and Transport Safety.**

No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. The parking of vehicles of site operatives and visitors
- ii. Means of access for construction traffic
- iii. Loading and unloading of plant and materials
- iv. Storage of plant and materials used in constructing the development
- v. Measures to prevent mud/debris being deposited on the public highway.

**Reason: In the interests of highway safety in accordance with Local Plan Policy T4 New Development and Transport Safety.**

### **Consultation Informatives:**

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking this work you must enter into a highway agreement with the Council under S278 of the Highways Act, 1980, specifying the extent of works and the terms and conditions under which these are carried out. Fees are payable for the drafting of the agreement, approval of the highway details and inspection of the works. For more information or to apply, please contact Highways Development Control at email [HighwaysDC@barnsley.gov.uk](mailto:HighwaysDC@barnsley.gov.uk) or call to 01226 773555.

Road Licences - You are advised that the development hereby permitted requires you to dig up a road, pavement, or grass verge to install or replace service apparatus (gas pipes, electricity cables, sewers). To place any equipment, materials in, on, above or abutting a highway requires you to have a licence. Further details are available on the BMBC website at:

<https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/> or by contacting [Streetworks@barnsley.gov.uk](mailto:Streetworks@barnsley.gov.uk)

Access arrangements including shared private drives should conform to Approved Document B Volume 1 Part B5 Sect. 13. They should be constructed to withstand a minimum carrying capacity of 26 Tonnes without deflection.

The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.

### **Planning Obligations required:**

S278.