



PLANNING CONSULTATION RESPONSE

Application No	2025/0867
Proposal	Erection of outbuilding (retrospective) to be used for golf simulator business.
Address	5 Willow Bank, Barnsley, S75 1BN
Date of Consultation Reply	5 th November 2025
Consultee	Highways DC

Consultation Assessment and Justification

The property is situated on Willow Bank less than 1km to the north of Barnsley town centre. The section of Willow Bank within the vicinity of the site is entirely residential; it is a lightly trafficked single-track road having a general width of 3m. There is no footway provision to either side of the road.

Within the site itself there is a detached building used as a games room; the applicant has installed a golf simulator within the building and now proposes to operate the facility as a business.

The submitted information states that 8no. parking spaces are to be provided within the site, however, it is unclear where these spaces are located as they are not shown on any plans. A site layout plan should therefore be provided which clearly shows all proposed parking spaces; it should be noted that each space must have minimum dimensions of 2.5m x 5m, if any spaces are located within a garage, this must have minimum internal dimensions of 3m x 6m per space.

The site has two vehicular access points, as such it is stated that the site would operate an 'in and out' system although it is not specified which access point would be the entrance and which would be the exit. Due to the restricted width of Willow Bank and the absence of any footways, it is noted that visibility appears to be somewhat limited from both access points. It should therefore be demonstrated that the proposed intensification of use of the site would not have a detrimental impact upon highway safety and details of any necessary mitigation measures should be provided.

Should the applicant wish to address the above-raised issues, I shall be happy to provide further comments as necessary.

	Defer for amends/further information	
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Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: