



PLANNING CONSULTATION RESPONSE

Application No	2026/0426
Proposal	Conversion of stable block to 1no. dwelling
Address	Land west of Cliff Lane, Brierley, Barnsley S72 9HR
Date of Consultation Reply	23 rd July 2026
Consultee	Highways DC

Consultation Assessment and Justification

[2nd response]

The additional information shows the location of the refuse collection and storage points, and the swept path manoeuvre demonstrates that a fire appliance can turn within the site.

As per my previous response, given the existing use of the building as a stable block and storage area, it would be difficult to justify an objection on highways grounds based on the intensification of use of the substandard access when the proposed single dwelling would result in either few or no additional vehicular movements.

It is worth noting that the site access currently serves two detached houses which have previously been granted planning permission as well as two static caravan/mobile home type dwellings which, as far as I am aware, are sited without permission. The addition of this proposed dwelling would therefore take the number of properties served by the access up to five – the maximum number that can be served without bringing the access up to an adoptable standard.

In view of all of the above, it is not wished to raise an objection from a highways development control perspective. Should you be minded to grant permission, I would be grateful if you could include the conditions and informative note below.

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 garage shall be used for the garaging of private motor vehicles and for private use incidental to the enjoyment of the dwellinghouse only and not for trade, business or any other purposes without the grant of further specific planning permission from the Local Planning Authority.

Reason: To ensure that the use of the site access is not intensified and that there are adequate parking facilities to serve the development in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Consultation Informative:

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.



BARNSLEY

Metropolitan Borough Council

Planning Obligations required:

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