



PLANNING CONSULTATION RESPONSE

Application No	2026/0347
Proposal	Change of use to utilise a proportion of an existing outbuilding (Use Class C3) as a wellbeing retreat and meeting space (Use Class Ee and Ec2). Including minor alterations
Address	Copster House, Rag Lane, Thurgoland, Sheffield, S35 7BA
Date of Consultation Reply	27/07/26
Consultee	Highways DC

Consultation Assessment and Justification

Following previous comments an amended visibility splay drawing has been submitted and is satisfactory to HDC officers. Additionally, photographs have been presented that show two vehicles passing at a farm access between the site entrance and the junction with Rag Lane. HDC officers would still wish to see a formal passing place on Copster Lane to allow safe passage of vehicles. The first ten metres of Rag Lane would also benefit from hard surfacing to prevent debris from entering Rag Lane.

However, having raised these matters with the planning officer, it is apparent that the site's extant use is likely to be commercial rather than residential or agricultural. As such, the land could be employed for a use the generated significantly more traffic than the suggested eight vehicles per day without planning permission. It would therefore be difficult for HDC officers to raise objection to the scheme on highway safety grounds.

Given this is a very specific use that will generate traffic arriving and leaving in convoy, it is asked that a personal permission is granted so that the enterprise is not altered under the same use class in a manner that would increase vehicle movements over those suggested in the Design and Access Statement. It is also asked that the below conditions are added to the decision notice.

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, manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times.

Reason: To ensure that satisfactory access, off-street parking and manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.

The use hereby permitted shall be carried out only by the applicant and only during which time they reside at the premises. When the premises cease to be occupied by the applicant the permitted use shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: To ensure that the use of the property for residential purposes is retained in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.

Consultation Informative(s):



BARNSLEY

Metropolitan Borough Council

Planning permission does not infer any other consent is given and it is the responsibility of the applicant to ensure that all other permissions are in place before development commences. The developer must contact Highways, Engineering & Transportation on 01226 773555 prior to any work commencing on site, to gain all necessary technical and legal approvals relating to the creation/alteration/reinstatement and removal of vehicular accesses to the highway.

Mud and Debris – It is an offence under the Highways Act 1980 for anyone to deposit anything on the highway which may cause a nuisance or possible danger to road users.

Planning Obligations required:

None