



PLANNING CONSULTATION RESPONSE

Application No	2026/0168
Proposal	Change of use and conversion of part of a sales/display area (Use Class E) to create 1no. residential unit (Use Class C3)
Address	Unit A, Priory Arms Rotherham Road, Cundy Cross, Barnsley, S71 5RF
Date of Consultation Reply	15/04/26
Consultee	Highways DC

Consultation Assessment and Justification

The proposal would create a single-bedroomed apartment by converting some of the existing retail space within the building.

It is suggested that there will be no change to the existing car park, but one space should be reserved for the resident and the manner in which this is to be achieved should be submitted by the applicant.

Although the layout drawing is labelled with a proposed cycle store and bin store, the dimensions of these have not been shown. The bin store should be of sufficient size to accommodate three residential bins alongside the existing commercial facilities; the cycle store should be covered, capable of being made secure and subject to regular surveillance as per the advice in the Council's Parking SPD. As such, additional details should be provided for the proposed cycle store, and both facilities should be dimensioned on a plan rather than just being imprecisely labelled.

The existing and proposed car park has been marked out in the layout drawing as having 12 spaces without any changes being anticipated. However, on-site observations show the car park is not presently marked out as per the submitted drawing. The layout should therefore be amended to reflect the actual car park layout and include the above-requested details of resident parking, bin storage and secure cycle storage before HDC officers provide further comments.

	Defer for amends/further information	
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Consultation Suggested Conditions:

N/A

Consultation Informative(s):

N/A

Planning Obligations required:

N/A