



PLANNING CONSULTATION RESPONSE

Application No	2025/0850
Proposal	Erection of 3no dwellings (Outline with all matters reserved)
Address	Land adjacent 2 Cemetery Road, Bolton Upon Dearne, Rotherham, S63 8LS
Date of Consultation Reply	10/06/26
Consultee	Highways DC

Consultation Assessment and Justification

This is an outline application with all matters reserved.

The proposed new dwellings would be built within the amenity space of 2 Cemetery Road. At this outline stage two off-street parking spaces are demonstrated for each property, and this would appear to be acceptable for the size of dwelling proposed.

However, following a site visit and having looked into historic images, it is apparent that the gated driveway has historically been used by the host dwelling of 2 Cemetery Road, bins are still stored on this space, the garden is still maintained, and there is nothing stopping this off-street parking provision being used by the host dwelling. The driveway can, and should, be maintained for the use of this property but this is not a reason to raise objection to the principle of development at this outline stage.

However, the following points should be noted for any future reserved matters application:

- Appendix 4B section B1.1.19 of the South Yorkshire Residential Design Guide states that “access (driveways) to individual parking should be no less than 3.3 metres in width to allow for a pathway to the house. If the access does not have to provide a pathway to the house a 2.75 metres width is acceptable, but parking spaces must be capable of being widened to 3.3 metres in accordance with Lifetime Homes criterion. For wheelchair housing, the drive width must be 3.6 metres”. This should be adhered to by the design.
- Bin collection pads should be demonstrated adjacent to the public highway. Suitable storage for bins should also be shown.
- A scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design should be submitted.
- There is a footway that terminates at the junction of Cemetery Road and Church Street. This should be continued along the full frontage of the site at a minimum width of 2.0m. This is to allow for statutory undertakings to be installed away from the live carriageway and also to improve pedestrian safety for visitors and residents. The carriageway width should not be reduced.
- Lighting column no. 12 will require relocation. This should be agreed with the Council's street lighting department prior to any approval being granted.

As such, HDC would require changes to the layout should a full planning application come forward. To facilitate this, officers would ask that the below conditions are added to the decision notice.

NO OBJECTION

Consultation Suggested Conditions:

No development shall take place until a scheme detailing arrangements and specification for layout and parking have been submitted to and approved in writing by the Local Planning Authority. Before



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any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

No works shall commence on site until a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

Sight lines, having the dimensions 2.4m x 43m, shall be safeguarded from the private driveways, such that there is no obstruction to visibility at a height exceeding 1m above the nearside channel level of the adjacent highway.

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

Any parking place provided shall not be brought into use until pedestrian visibility splays of 2m x 2m to the back edge of the footway have been provided at the proposed access. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m to the rear of the footway which would obstruct the visibility splays. The visibility splays 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 of approaching pedestrians 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.

The gradient of the vehicular access/driveway shall not exceed 1 in 12 as measured from the edge of adjacent carriageway.

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

Consultation Informative(s):

The development hereby approved includes the creation of/carrying out of alterations to vehicular access(es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555.

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, the 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 or call to 01226 773555.

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). The



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placement of 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

Planning Obligations required:

None