

From: [Planning Comments](#)
To: [Sargeson, Bradley \(PLANNING OFFICER\)](#)
Subject: FW: Public Comment for Planning Application: 2026/0543
Date: 14 September 2026 15:54:12

From: BarnsleyMBC <NOREPLY@barnsley.gov.uk>
Sent: 14 September 2026 15:47
To: Planning Comments <PlanningComments@barnsley.gov.uk>
Subject: Public Comment for Planning Application: 2026/0543

Public Comment For Planning Application

Application Details	
Application Reference No	2026/0543
Application Type	Full
Site Address	Land at Shaftesbury Street, Stairfoot, Barnsley
Development Types	Caravan(s)
Proposal Description	Change of use of land to Gypsy and Traveller Site with associated caravan and day room (Part Retrospective)
Comment Till	23 September 2026

Comments	
	I write in my capacity as a Stairfoot Ward Councillor to formally object to Planning Application 2026/0543. I have considered the application and the Planning Statement submitted on behalf of the applicant. My objection is not to the principle of providing appropriate Gypsy and Traveller accommodation within the Borough. My concerns relate specifically to the suitability of this particular site, the existing and historic use of the land, highway and access constraints, the potential cumulative consequences of changing the character of this land, and whether the proposal complies with the adopted Barnsley Local Plan. Loss/change of allotment and green-space land Of particular concern is the existing and historic use of this land as allotment land. The applicant's Planning Statement describes the site simply as being designated as "urban fabric". That description does not, in my view, adequately address the significance of its existing or previous allotment use. Policy GS1 of the adopted Barnsley Local Plan specifically includes allotments within its definition of green space. The policy provides that proposals resulting in the loss of green space, or land last used as green space, will not normally be permitted unless the relevant policy tests are satisfied. I therefore request that the Local Planning Authority establishes definitively the planning status, lawful use and historic use of the application site and the

wider adjoining allotment land before determining this application. If the application site constitutes green space/allotment land, or was last used as such, the applicant should be required to demonstrate how the proposal satisfies Policy GS1, including whether there is an identified surplus of this type of green space or whether appropriate equivalent or improved replacement provision is being made. The Planning Statement does not appear, from the documentation I have reviewed, to provide a substantive assessment against this potential loss of allotment/green-space land. Cumulative impact and integrity of the wider allotment area I am also concerned about the potential implications for the remaining adjoining plots. I appreciate that every planning application must be determined on its own merits and that granting permission for this application would not automatically grant permission for any neighbouring plot. Nevertheless, the Local Planning Authority is entitled to consider the consequences of the development for the character, function and integrity of the wider area. The application should therefore not be viewed solely as an isolated caravan and day room. If this proposal results in the fragmentation or progressive erosion of an established area of allotment land, that is a legitimate matter requiring proper consideration. There appear to be numerous other plots within this area. The Council should consider whether permitting a permanent residential use on one such plot would make it materially more difficult to resist similar applications elsewhere where the same planning circumstances apply. I am particularly concerned about the cumulative consequences should a significant number of these plots subsequently be proposed for residential caravan or other residential development. This land was not allocated through the Local Plan process for general residential development, and piecemeal changes of use should not be allowed to circumvent the proper plan-led assessment of whether the wider land is suitable for residential development. Highway safety and the capacity of Shaftesbury Street I have significant concerns regarding Shaftesbury Street itself. The street is constrained in width and, in practical terms, does not comfortably accommodate normal two-way traffic throughout. The proposed use introduces the potential for movements involving a static caravan, touring caravan and associated vehicles. The applicant's own documents state that a touring caravan would occupy the site intermittently in addition to the static caravan. I therefore request a detailed assessment by the Council's Highways officers of: * the actual usable carriageway width of Shaftesbury Street; * the ability of two vehicles to pass safely; * the effect of existing on-street parking; * access and egress by vehicles towing caravans; * visibility and manoeuvring at the site entrance; * servicing and emergency-vehicle access; and * the potential cumulative highway consequences should further plots within this area subsequently change to residential use. The application should not be approved simply because a single household might generate a relatively modest number of daily journeys. The physical suitability and safety of the access for the type and size of vehicles reasonably associated with the proposed use must also be established. Principle of residential development on this particular site The applicant relies upon Policy GT1 and the acknowledged shortfall in the Council's five-year supply of Traveller pitches. I acknowledge that this is a material consideration. Indeed, recent national policy requires consideration of local

Comments

provision and need. However, an identified Borough-wide need does not mean that every site put forward becomes suitable for development. Barnsley's own five-year supply document states that Policy GT1 positively considers self-sought pitches where they accord with the other policies of the Local Plan. That qualification is important. The Council must therefore undertake a site-specific assessment of this proposal against the Local Plan as a whole, including the protection of green space/allotments, highway considerations, residential amenity, design, biodiversity, land contamination and other relevant policies. The absence of a five-year supply should not be treated as an automatic approval of an otherwise unsuitable site. Personal circumstances I note that a substantial section of the applicant's Planning Statement relies upon the family's personal circumstances, including housing circumstances, education, family relationships, employment and the consequences which the applicant says would follow from refusal. I recognise that national planning policy requires the Local Planning Authority to consider relevant personal circumstances in determining Traveller-site applications. I therefore do not suggest that the Council should unlawfully disregard matters which national policy requires it to consider. However, personal circumstances must be considered within the overall planning balance. They should not be treated as establishing the acceptability of the site itself or as automatically overriding conflict with the adopted development plan. I therefore request that the officer's report clearly distinguishes between: (a) whether this land and this development are acceptable in planning terms; and (b) what additional weight, if any, should subsequently be afforded to the applicant's personal circumstances. If significant or decisive weight is placed upon particular personal circumstances, the officer's report should clearly identify those circumstances, explain their relevance as material planning considerations and explain the weight attributed to them in the overall planning balance. Retrospective development I also note that this application is part retrospective and that the applicant's statement confirms that the land has already been brought into use as a Traveller/Gypsy site and that a static caravan has been placed upon it. The fact that development has already occurred should confer no additional planning advantage upon the applicant. The Council should assess the development as rigorously as it would have done had permission been sought before the change of use occurred. I also request confirmation that the existing development on site corresponds precisely with the plans and descriptions submitted with this application and that any other development requiring permission is included within the application. Character and precedent/cumulative consequences I disagree with the suggestion within the Planning Statement that the existing character of the western side of Shaftesbury Street being described as "untidy" or containing ancillary buildings necessarily provides justification for permanent residential development. Garages, sheds, allotment structures and ancillary buildings are fundamentally different in planning terms from establishing a permanent residential use. The presence of less visually attractive structures cannot, by itself, demonstrate that residential occupation of the land is appropriate. Furthermore, the Council should consider whether this proposal would alter the established character and function of the western side of Shaftesbury Street and

	whether the development represents an undesirable fragmentation of the wider allotment area. Conclusion For the reasons set out above, I formally object to Planning Application 2026/0543. I ask the Local Planning Authority in particular to establish: the precise planning designation, lawful use and historic use of the application land; whether Policy GS1 applies to its loss as allotment/green-space land; whether the proposal satisfies Policy GT1 when read alongside the other policies of the Local Plan; whether the constrained nature of Shaftesbury Street can safely accommodate the development; and whether the proposal would prejudice the character, function and continued integrity of the wider allotment area. The application remains under consideration, and the Council's Planning Explorer currently records the consultation deadline as 23 September 2026 and target decision date as 12 October 2026. I request that this representation is recorded as a formal Ward Councillor objection. Should officers be minded to recommend approval, I also request that the application is referred to the appropriate Planning Regulatory Board/Committee for determination, subject to the Council's constitution and scheme of delegation, so that these matters can receive appropriate public scrutiny. Please confirm receipt of my objection and keep me informed of any amended plans, additional supporting information, consultee responses, and the proposed route for determination. Yours sincerely, Liam Hardcastle
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