



PLANNING CONSULTATION RESPONSE

Application No	2026/0341
Proposal	Change of use from Doctor surgery - Class E to 9 bed Respite Unit - Class C2
Address	Galtee More Residential Home, 164 Doncaster Road, Barnsley, S70 1UD
Date of Consultation Reply	24/07/2026
Consultee	Highways Development Control

Consultation Assessment and Justification

Many thanks for consulting Highways Development Control in respect of this planning application.

Having reviewed the application, it is noted that the proposal involves the reuse of an existing building and that existing vehicular and pedestrian access arrangements are to be retained. The submitted DAS confirms that the development will operate as a small-scale respite care facility providing nine beds, with activity levels expected to be modest and comparable to a large residential dwelling. Staff, visitor and servicing movements are anticipated to be lower than those associated with the previous doctor's surgery use

The applicant proposes to retain the existing on-site parking provision for staff and visitors. Given the nature and scale of the proposed use, together with the reduction in trips compared to the extant surgery use, the proposals are not expected to result in a material increase in parking demand or highway impacts. Furthermore, cycle storage is proposed within the site, encouraging sustainable travel choices although no detail is presented and shall be the subject of a planning condition.

In terms of servicing, deliveries associated with the operation of the respite care unit, including food and supplies, will utilise the existing rear drop-off area which is considered acceptable.

Based on the information submitted, it is considered that the proposed change of use is unlikely to result in a severe impact on highway safety or the operation of the surrounding highway network. Consequently, there are no highway objections subject to the retention of the proposed parking, servicing arrangements and conditioned cycle storage provision.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

*Delete as applicable

Consultation Suggested Conditions:

No works shall commence on site until a scheme for the parking of bicycles has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is brought into use and thereafter retained for this purpose. Reason: In interests of encouraging use of sustainable modes of transport.



BARNSLEY

Metropolitan Borough Council

Consultation Informative(s):

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the highway is an offence under provisions of The Highways Act 1980.

Planning Obligations required: