



PLANNING CONSULTATION RESPONSE

Application No	2025/0153
Proposal	Demolition of existing dwelling (retrospective) and erection of 1no. detached dwelling with integral garages
Address	Hirst Cottage, Chapel Lane, Billingley, Barnsley, S72 0HZ
Date of Consultation Reply	1 st December 2025
Consultee	Highways DC

Consultation Assessment and Justification

[2nd Response – Amended scheme]

The amended proposals still include ample parking and turning provision within the site. In terms of the existing access, as per the previous proposals, no changes are proposed to either the width or position, as such, the 2m x 2m visibility splays currently achievable are not adversely affected by the proposed increase in height of the boundary wall and gates. As such, the proposals are considered acceptable from a highways development control perspective subject to the condition and informative note listed below, which I would be grateful if you could include if you are minded to grant permission.

NO OBJECTION

Consultation Suggested Condition:

Prior to the development being brought into use, all areas to be used by vehicles shall be laid out in accordance with the approved plan and shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, parking and manoeuvring of motor vehicles, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway. **Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.**

Consultation Informative:

The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.

Planning Obligations required:

–