



PLANNING CONSULTATION RESPONSE

Application No	2025/0961
Proposal	Change of use of vacant chapel (Use Class F1) to self-storage (Use Class B8)
Address	Old Wesleyan Chapel, Hoyland Road, Hoyland Common, Barnsley, S74 0LT
Date of Consultation Reply	16 th December 2025
Consultee	Highways DC

Consultation Assessment and Justification

The site is located along the B6096 Hoyland Road in Hoyland Common and is occupied by a former Wesleyan Chapel.

There is an existing vehicular access to the eastern side of the building which leads to a driveway of sufficient length to accommodate at least four vehicles.

The driveway is of single vehicle width, there is no scope to provide turning facilities within the site; given that Hoyland Road is classified, there is a general requirement for vehicles to enter and exit in a forward gear in the interests of highway safety. Classified roads by their very nature are busier roads and it is considered that vehicles reversing to/from the access could have a detrimental impact on highway safety for oncoming vehicles on Hoyland Road. In addition, the on-street parking that occurs along the site frontage only serves to further exacerbate highway safety issues by impeding visibility to the drivers of vehicles when exiting the driveways.

With the above in mind, it would not be acceptable for the proposed use to result in an intensification of use of the site which increased the propensity of visitors to the site to utilise the access/driveway.

The submitted Design and Access Statement contains a reasonable assessment of the likely number of visitors that the self-storage use would generate by utilising data available from the analysis of existing self-storage units; the information looks at occupancy rates and the percentage of daily visitors etc. and arrives at a number of 13 visits per day on average for the proposed 105 unit facility.

The current F1 use classification of the site covers a multitude of different uses including nurseries and training centres which have the potential to generate significant levels of vehicular traffic movements.

As such, the anticipated number of 13 two-way trips per day indicates that the proposed use of the site for self-storage purposes would be a less intensive use than is currently possible without the need for planning approval.

I am also of the view that visitors to the proposed self-storage unit would have a preference to park within the on-street parking bay along the property frontage whenever possible and that the demand for parking on the driveway would not be at a level that exceeds that of the permitted use classification.

It is stated that there would be no regular parking at the site or daily staff movements because the site is to be unmanned.

In view of all of the above, it is considered that the proposed change of use would not result in an unacceptable impact on highway safety, nor would the residual cumulative impact on the road network be severe. As such, I do not wish to raise an objection from a highways point of view; should you be minded to grant permission, I would be grateful if you could include the condition listed below.

NO OBJECTION

Consultation Suggested Condition:

The access and parking facility, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access and parking of motor vehicles



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prior to the development being brought into use, 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(s):

No specific highways related informative notes are deemed necessary.

Planning Obligations required:

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