BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2026/0758
Proposal	Alterations to rear land levels to create off-street parking
Address	2 Bodmin Court, Monk Bretton, Barnsley, S71 2BP
Date of Consultation Reply	24th November 2026
Consultee	Highways DC

Consultation Assessment and Justification

The proposed site layout plan indicates that the scheme would provide adequate access arrangements and that the parking area would have a permeable surface (block paving) with a gradient not exceeding 1:12. Additional drainage is to be incorporated in the form of an ACO drain and soakaways.
The access is shown to have a 3.0m width with inward opening gates. The width of the access is sufficient to enable the required 2m x 2m pedestrian intervisibility splays to be achieved.
It is worth noting that the vehicular sight lines indicated on the plan are shown incorrectly; these sight lines should be measured with a 2.4m 'x' distance extending back from the edge of the carriageway, not the back of the footway, only pedestrian intervisibility splays are measured from the back of the footway into the site. Given that it is stated on the plan that nothing along the site frontage is to exceed a height of 1.0m, I am satisfied that the access has adequate visibility.
With regard to the potential impact upon on-street parking, the width of the access would effectively reduce parking capacity by one vehicle along the Helston Crescent site boundary; the absence of a vehicle being parked in the position of the proposed access would aid visibility for the adjacent dwelling (no.1 Helston Crescent) when exiting their driveway and would also increase manoeuvring space for the house opposite (no.14).

In view of all of the above, the proposals are considered acceptable from a highways development control perspective subject to the conditions and informative notes below, which I would be grateful if you could include if you are minded to grant permission.

NO OBJECTION		

Consultation Suggested Conditions:

The access and parking facilities, 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 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 the parking facilities 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.

Prior to the development being brought into use, the vehicular access shall provide pedestrian visibility splays of 2m x 2m to the back edge of the footway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m 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.

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Any gates shall be designed to only open inwards and be permanently retained as such. When in an open position, the pedestrian visibility splays of 2m x 2m shall remain safeguarded such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.
Reason: To ensure the safe and unobstructed use of the adopted highway is maintained 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 the 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 Informatives:

The development hereby approved includes the creation of a vehicular access. 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 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:

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