



PLANNING CONSULTATION RESPONSE

Application No	2026/0426
Proposal	Conversion of stable block to 1no. dwelling
Address	Land west of Cliff Lane, Brierley, Barnsley S72 9HR
Date of Consultation Reply	25 th June 2026
Consultee	Highways DC

Consultation Assessment and Justification

Given the existing use of the building as a stable block and storage area, it would be difficult to justify an objection on highways grounds based on the intensification of use of the substandard access when the proposed single dwelling would result in either few or no additional vehicular movements.

Notwithstanding the above, the proposed use of the site for residential purposes requires that vehicular areas are to be properly surfaced and drained, that there is suitable turning provision for a fire appliance and that there is adequate provision for refuse collection. Paragraph 9 of the supporting Highways Statement refers to the provision of a refuse collection point and that the turning area will be suitable to accommodate the swept path manoeuvre of a fire appliance, however, these details are not shown or demonstrated on the site layout plan.

Should the applicant wish to provide these omitted details, I shall be happy to provide further comments as necessary.

	Defer for amends/further information	
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Consultation Suggested Conditions:

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Consultation Informative(s):

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Planning Obligations required:

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