



PLANNING CONSULTATION RESPONSE

Application No	2025/0945
Proposal	Change of use from Class B8 (Storage and Distribution) to Class E(d) (Indoor Sport and Recreation) to provide 5no. Padel Courts and enclosures with ancillary café/ bar services and upgrades to internal lighting.
Address	Unit 11 and Unit 12, Darton Business Park Barnsley Road, Darton, Barnsley, S75 5QX
Date of Consultation Reply	19/11/25
Consultee	Highways DC

Consultation Assessment and Justification

The proposal would create five padel courts within the existing business park served by a private access off Barnsley Road.

The application form and layout plan suggest that there will be an additional 27 spaces created to serve the facility, but some of these are in tandem where customers or staff could be boxed in, some of the spaces are to the front of unit 10, and others encroach into the access route for the industrial units; none of the spaces are likely to be able to be reserved solely for the use of the padel court customers. The spaces are also outside of the red line boundary shown on the site plan, so the land may not be under the applicant's control. Similarly, the red line boundary shown on the location plan does not meet the public highway, so access is not demonstrated to be retained in perpetuity.

Despite all of the above, the site would not be a cause for concern in terms of safety on the public highway, so HDC officers would not wish to raise objection to the scheme. In terms of improving the general design for all users, the applicant may wish to take on the following information:

- Although the demonstration of customer and staff parking is welcomed, there doesn't appear to be a way to retain this for the development and the land being used may not even be under the ownership of the applicant.
- The proposed parking bays appear to encroach on the access route around the business park building and reasonable clearance should be maintained.
- Some of the parking bays proposed may make the external yard inaccessible to other units especially with the difference in levels between the access route and the yard.
- Concern is raised regarding the conflict between those wishing to partake in sport and recreation both in private cars and on foot and the existing heavy commercial vehicles used by the rest of the business park; this is a particular issue where the proposed parking spaces are to be outside another unit and only accessible by walking around the external yard. A painted walkway would go some way to providing at least some segregation between pedestrians and vehicles.

NO OBJECTION

Consultation Suggested Conditions:

None

Consultation Informative(s):

None

Planning Obligations required:

None