BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2022/0714
Proposal	Change of use of land to equestrian use and erection of stables (Amended Plans and Description)
Address	3 Moor End Cottages, Moorend Lane, Silkstone Common, Barnsley, S75 4RW
Date of Consultation Reply	8th September 2026
Consultee	Highways DC

Consultation Assessment and Justification

[3rd response – Amended plans and description]

The additional submitted details include a topographical survey plan which shows the site access and existing boundary fence. The access has a width of 5.0m, and the site access gates are set back 7.0m from the edge of the carriageway (5.0m from the edge of the adopted highway). The existing permeable surfacing of compacted road planings is proposed to be retained.
The plan demonstrates that sight lines of 2.5m x 45.0m to the right (west) and 2.5m x 26.5m to the left (east) can be achieved. The standard 'x' distance is 2.4m so it is noted that the achievable 'y' distances will be slightly above the distances shown on the plan.
This section of Moorend Lane/House Carr Lane is subject to the national speed limit of 60mph, as such, the required sight line 'y' distances would typically be far in excess of those achievable. However, it is acknowledged that the width of the carriageway, the absence of footways, and both the horizontal and vertical alignment of the road all serve as natural speed restraints; it is considered unlikely that vehicles would negotiate the bend to the east of the site access at speeds exceeding 30mph.

In view of the above, it is considered that the proposals 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 conditions and informative note listed below.

NO OBJECTION		

Consultation Suggested Conditions:

The access, as indicated on the submitted plan, shall be surfaced in a solid bound permeable material (i.e. not loose chippings) for a distance of at least 10m into the site and subsequently maintained in good working order at all times thereafter for the lifetime of the development.
Reason: 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 materials on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Sight lines, as shown on the submitted plan, shall be provided at the access junction with Moorend Lane/House Carr Lane, such that there is no obstruction to visibility at a height exceeding 0.9m above the nearside edge of the adjacent highway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m which would obstruct the sight lines and they 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 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.

BARNSLEY
Metropolitan Borough Council

The site access gates shall be set back a minimum distance of 5m from the edge of the public highway and shall be designed so as to only open inwards and be permanently retained as such for the lifetime of the development.
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 equestrian facilities hereby permitted shall be for private use incidental to the enjoyment of the adjacent dwellinghouse only and not for trade, business or any other purposes without the grant of further specific planning permission from the Local Planning Authority.
Reason: To ensure that the use of the site access is not intensified in the interests of the safety of all users of the adjacent Public Right of Way 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:

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