



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0849
<b>Proposal</b>	Redevelopment of builder's yard to erect two dwellings
<b>Address</b>	Birkland Farm, Fullshaw Lane, Langsett, Sheffield, S36 9FD
<b>Date of Consultation Reply</b>	10/11/2025
<b>Consultee</b>	Highways Development Control

### Consultation Assessment and Justification

Thank you for consulting Highways Development Control on this application for the redevelopment of a builders yard to residential in the form of 2 dwellings.

The site is a previously operational farm located to the west of Fullshaw Lane, approximately 570m north of the A616 and 650m south of the A628 Manchester Road.

Whilst I have no objection in principle to the proposed development of 2 houses – access is to be served from an established access with sufficient parking provision for both properties, the site offers poor opportunities for sustainable travel and it is likely that most trips, if not all would be undertaken by private car. This is contrary to the aims of the National Planning Policy Framework to promote sustainable modes of travel and reduce the reliance on the private motor vehicle. Should you be minded to approve the application, you will no doubt be satisfied that from a planning perspective, the development is in keeping with the sustainable development objectives of NPPF.

Notwithstanding the above, I note from relatively recent street images, that the access appears to be bound by overgrown vegetation which will restrict visibility from the access. Minimum visibility splays for a derestricted road of 4.5m x 215m should be demonstrated on a site plan with all vegetation cut back and maintained as such thereafter.

Many Thanks

Sarah Sharp  
Senior Engineer

**NO OBJECTION\***

**Defer for amends/further information\***

**OBJECT**

#### Consultation Suggested Conditions:

Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound, solid material and adequate measures shall be



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so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

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 material on to the public highway to the detriment of road safety.

## Consultation Informative(s):

The development hereby approved includes the creation of/carrying out of alterations to vehicular access (es). 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](mailto:Streetworks@barnsley.gov.uk) or call to 01226 773555.

## Planning Obligations required