



PLANNING CONSULTATION RESPONSE

Application No	2026/0014
Proposal	Unit 2, Park Springs, Spring Hill Road, Grimethorpe, Barnsley S72 7BQ
Address	Proposed steel containers to be converted into a private bar with car sales offices above (Retrospective)
Date of Consultation Reply	2 nd July 2026
Consultee	Highways DC

Consultation Assessment and Justification

[2nd response]

In addition to my previous response dated 3rd June 2026, and in the absence of further information, I would comment as follows:

Within the submitted information, the existing use of the site is stated as being for the use of car sales. However, I am not aware of any planning permission having been granted for this use nor for the development of the site including the creation of a vehicular access.

No information has been provided regarding vehicular and pedestrian visibility from the new access. It would appear that the access is of sufficient width to allow the required 2m x 2m pedestrian visibility splays to be achieved and it would also appear that a sufficient sight line is achievable to the right for vehicles exiting the site due to the alignment of Spring Hill Road. However, the sight line to the left appears to be very substandard; it is acknowledged that vehicle movements approaching the site from the left (West) would likely be low speed and infrequent but notwithstanding this, the achievable sight line is still substandard. For example, for vehicle speeds as low as 10mph, the Manual for Streets document recommends a sight line of 2.4m x 11m; the site access can only achieve a sight line of approx. 2.4m x 3.2m which is well below the recommended distance.

Furthermore, it is not known whether the site access is properly surfaced and drained; the submitted topographical survey indicates that the site access has a concrete surface but the standard of construction is unknown and no details have been provided regarding the means of drainage of the hard surfaced areas so as to prevent surface water discharging from the site onto the public highway.

It is also worth noting that the extent of the public highway ends approx. 4m to the east of the north-east corner of the site and that the red line boundary does not actually extend to the public highway.

In view of the above, the proposals as they currently stand are unacceptable from a highways development control perspective as they are considered to be prejudicial to highway safety and efficiency, contrary to Local Plan Policy T4 New development and Transport Safety.

OBJECTION

Consultation Suggested Conditions:

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Consultation Informative(s):

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Planning Obligations required:

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