



PLANNING CONSULTATION RESPONSE

Application No	2025/0867
Proposal	Erection of outbuilding (retrospective) to be used for golf simulator business.
Address	5 Willow Bank, Barnsley, S75 1BN
Date of Consultation Reply	9 th December 2025
Consultee	Highways DC

Consultation Assessment and Justification

[2nd Response]

With reference to the additional information and the amended plan Ref. 2025/29 CH02, I would comment as follows:

The site layout plan now shows that the required 5no. parking spaces can be satisfactorily accommodated within the site. The submitted details regarding the use of the site indicate that the golf simulator is already in use and is regularly attended by family and friends; the intention to operate the facility as a business is primarily seen as a formalisation of the existing arrangements and would not result in any discernible increase in vehicular movements.

Nevertheless, in order to mitigate against any potential intensification of use of the site, the proposals include significant improvements to the sight lines currently achievable from the site access points.

In view of the above, I do not wish to raise an objection from a highways development control perspective, subject to the conditions listed below, which I would be grateful if you could include if you are minded to grant permission.

NO OBJECTION

Consultation Suggested Conditions:

The parking/manoeuvring facilities, indicated on the submitted plan, shall be made available for the manoeuvring and parking of vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic in accordance with Local Plan Policy T4 New development and Transport Safety.

The sight lines indicated on the submitted plan shall be provided at the access junctions with Willow Bank, 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.

The business use hereby permitted shall be carried out only by the applicant and only during which time they reside at the premises. When the premises cease to be occupied by the applicant, the permitted use shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: To ensure that the use of the property for residential purposes is retained in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.



BARNSLEY

Metropolitan Borough Council

Consultation Informative(s):

No specific highways related informative notes are deemed necessary.

Planning Obligations required:

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