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Barnsley Metropolitian Borough Council
Planning Department
PO Box 634
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Date: 14 Mar 2019

Dear Sir or Madam,

SUBMISSION OF NON-MATERIAL AMENDMENT APPLICATION IN RESPECT OF PLANNING PERMISSION 2017/1716 'ERECTION OF A FOOD STORE WITH ASSOCIATED ACCESS AND CAR PARK' AT LAND OFF WAKEFIELD ROAD, MAPPLEWELL, BARNSLEY

Introduction

On behalf of our client, Lidl Great Britain Limited, we hereby submit a non-material amendment application made under section 96A of the Town and Country Planning Act 1990 (as amended). The application is made in order to allow a minor amendment to the above-mentioned approved scheme, as dated 26th October 2018.

A cheque to cover the application fee can be found enclosed. In addition to this cover letter, the application includes (on the accompanying CD):

- Relevant Application Form
- The Following Plans
    - Site Location Plan
    - R-2049-1G Landscape Details

The Proposed Amendments

This non-material amendment application proposes a minor modification to the approved scheme, this is an amendment to the trees to be retained on site/ the proposed vegetation to be re-planted.

Prior discussion, with a Local planning Authority Planning Officer and Tree officer, regarding the required amendments were undertaken in February 2019. These discussions and informal view of the plans confirmed that the proposed amendments of this application could be dealt with via an NMA application.

DPP One Limited
Company number 08129507
VAT number 138284595

Minor changes to the trees to be retained/ vegetation to be re-planted.

It has been deemed necessary to remove the trees as outlined in the accompanying plans due to their conflict with the proposed development, particularly the car parking area. During the initial application (2017/1716) it was requested by the Local planning Authority that the building's location was to be moved. It is due to this re-location that the trees now conflict with the proposed development.

It has been confirmed both though the initial full application on the site and through prior discussions with the tree officer that the trees are of no particular importance and there would be no objection to the removal of these trees albeit with sufficient mitigation planting. Indeed, the concerns at pre-application stage from Officers were that this site suffers a problem with anti-social behaviour and that clearance of trees would be preferred.

An initial revised Landscaping Details plan was put forward to the Local planning Authority prior to this submission and the tree officer confirmed that he did not *"particularly have any objection to the further tree removals proposed however the replacement planting is very limited in terms of the mature size of the specimens chosen. Given that this area is to the north of the neighbouring properties and adjacent to a car park I feel there is ample scope to plant some larger growing native species and would appreciate it if this could be looked at."* As can be seen from the proposed plans submitted alongside this application the tree officers' views have been considered and further mature planting has been proposed. The plans now include some larger growing species whilst also retaining the smaller ones at the eastern end adjacent to the off-site building and the nursery.

Changes to Condition 2

As a result of the above proposed amendments, we are applying to vary condition 2 of the approved planning consent.

The list of approved plans should be amended to refer to the following plan hereby submitted.

1. R-2049-1G Landscape Details

This plan shall replace the corresponding plan as show on the decision notice, as detailed below

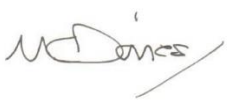
2. R-2049-1D Landscape Details

Summary

The proposed changes to the approved scheme are not considered to materially alter the approved scheme nor will it result in any adverse impacts. The proposed changes are essential for the development and sufficient mitigation, including the suggestions of the LPA's tree officer, have been considered and provided.

We therefore request that condition 2 of planning consent (ref:2017/1716) be amended to reflect the updated proposals and incorporate the amended plans hereby submitted.

Yours Faithfully,



Michelle C Davies (michelle.davies@dppukltd.com)
Director
DPP One Ltd