BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Assets
Planning, Policy, and Building Control

AUTHORITY UNDER LOCAL GOVERNMENT ACT 2000
DELEGATED POWERS

Application Reference	2026/0839
Site address	Oak Tree Cottage, 1C Chapel Lane, Billingley, Barnsley, S72 0HZ.
Description of Development	Discharge of conditions 3 (External Materials), 4 (Stone Sample), 5 (Hard and Soft Landscaping), 6 (Drainage), 7 (Drainage) and 12 (Ecology) of application 2026/0259: Demolition of existing dwelling (retrospective). Erection of 1no. detached dwelling with integral garages (Custom/Self-Build).
Case Officer	Bradley Sargeson
RECOMMENDATION	Approve
Date of Recommendation	Thursday 5th November 2026.

Senior Officer/Group Leader Declaration

I certify that in my opinion, the determination of the application is in accordance with the National Scheme of Delegation.

This is a Schedule 1 Application. By virtue of Regulation 4 Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026, it must be dealt with under delegated powers.

Delegation and Recommendation Authorised by:

Name: **Jessica Duffield** **Date: 6/11/2026**

National Scheme of Delegation – Schedule 1

	Please tick Schedule 1 category and/or Council Interest Application.	√
1	An application for certificates of appropriate alternative development S17(1) of the Land Compensation Act 1961	
2	Certificate of lawfulness of proposed work S 26H(1) of the Listed Buildings Act	
3	A householder application.	
4	A minor commercial application (*application for development of an existing building or part of a building currently in use for any of the purposes falling within Part A of the Schedule to the Town and Country Planning (Use Classes) Order 1987.* *PART A* ***Class A1**. Shops. Use for all or any of the following purposes—* ***(a)** for the retail sale of goods other than hot food,* ***(b)** as a post office,* ***(c)** for the sale of tickets or as a travel agency,* ***(d)** for the sale of sandwiches or other cold food for consumption off the premises,* ***(e)** for hairdressing,* ***(f)** for the direction of funerals,* ***(g)** for the display of goods for sale,* ***(h)** for the hiring out of domestic or personal goods or articles,* *(**I**)for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public.* ***Class A2**. Financial and professional services. Use for the provision of* ***(a)** financial services, or* ***(b)** professional services (other than health or medical services), or* ***(c)** any other services (including use as betting office) which it is appropriate to provide in a shopping area, where services are provided principally to visiting members of public.* ***Class A3**. Food and drink* *Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.* ***Does not include applications that involve a change of use, a change to the number of units in a building, or development that is not wholly at ground floor level or that would increase the gross internal area of a building)***	
5	A minor residential application (*application for planning permission for development that* ***(I)**includes only dwellings and development for purposes incidental to the enjoyment of dwellings,* ***(ii)** comprises at least one but not more than nine dwellings, and* ***(iii)** is to be carried out on a site having an area smaller than 0.5 hectares)*	
6	An application for permission in principle	
7	An application under section 73(1) of TCPA 1990 where the original planning permission was a Schedule 1 planning permission.	
8	An application made under section 96A(4) of TCPA 1990 (non-material changes to planning permission or permission in principle)	
9	In respect of a planning obligation that the authority concerned considers is connected with a Schedule 1 approval **(a)** a request to agree to modify or discharge that obligation under section 106A(1)(a) of TCPA 1990 (modification and discharge of planning obligations) **(b)** an application to modify or discharge that obligation under section 106A(3) of TCPA1990 (modification and discharge of planning obligations	
10	An application made under section 191(1) of TCPA 1990 (certificate of lawfulness of existing use or development)	
11	An application made under section 192(1) of TCPA 1990 (certificate of lawfulness of proposed use or development	
12	Submission of a biodiversity gain plan under para 13(2)(a) of Schedule 7A to TCPA 1990	
13	A reserved matters approval application in respect of an outline planning permission other than a large outline permission (*a 'large outline planning permission' means an outline planning permission which permits development involving either or both of-* ***(a)**the provision of 500 or more dwellings;* ***(b)**the provision of a building or buildings where the floorspace to be created by the development is 50,000 square metres or more)*	
14	An application made under article 27(1) of DMPO (discharge of condition).	X
15	An application pursuant to provision in Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (**j**) for **(a)** prior approval, or **(b)** determination as to whether prior approval is required.	
16	Council Interest application i.e. submitted by the Council, Councillor or Council officer	

BARNSLEY
Metropolitan Borough Council

Planning, Policy and Building Control
Regeneration and Assets
Place Directorate
Westgate Plaza
PO Box 634, Barnsley, S70 9GG
Head of Service: Garry Hildersley

NYP Architectural Ltd
Via Email

LPA Ref: 2026/0839
Your Ref:
Date: 06th November 2026.
Enquiries to: Bradley Sargeson
Direct Dial: 01226 772142
E-Mail: bradleysargeson@barnsley.gov.uk

Dear Mr Dunwell,

I am writing regarding your recent submission of a Discharge of Condition(s) application on behalf of Mr Michael Soar at Oak Tree Cottage, 1C Chapel Lane, Billingley, Barnsley, S72 0HZ. This application relates to the following:

Discharge of conditions 3 (External Materials), 4 (Stone Sample), 5 (Hard and Soft Landscaping), 6 (Drainage), 7 (Drainage) and 12 (Ecology) of application 2026/0259: Demolition of existing dwelling (retrospective). Erection of 1no. detached dwelling with integral garages (Custom/Self-Build).

Condition 3: the amended details submitted to the local planning authority (LPA) on 27th October 2026 and included within the following document(s):

1. *2025/114 C01 Rev. A received 27th October 2026.*

are considered acceptable to discharge this condition (3) imposed by application 2026/0259. The Council's Senior Conservation Officer was consulted; and no objections were received. This condition also requires the development to be carried out in accordance with the approved details.

Condition 4: the amended details submitted to the local planning authority (LPA) on 27th October 2026 and included within the following document(s):

2. *2025/114 C01 Rev. A received 27th October 2026.*

are considered acceptable to discharge this condition (4) imposed by application 2026/0259. The Council's Senior Conservation Officer was consulted; and no objections were received. This condition also requires the development to be carried out in accordance with the approved details and for the approved panel to be

retained on-site until the construction of the building has been completed and made available for inspection, if required.

Condition 5: the amended details submitted to the local planning authority (LPA) on 27th October 2026 and included within the following document(s):

1. *2025/114 C01 Rev. A received 27th October 2026.*
2. *PWP-1046-DR-100 Rev. P02 Outline Landscape Masterplan and Specification.*

are considered acceptable to discharge this condition (5) imposed by application 2026/0259. The Council's Forestry Officer was consulted; and no objections were received. This condition also requires the approved landscaping details to be implemented prior to occupation of the development hereby permitted; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition 6: the details submitted to the local planning authority (LPA) and included within the following document(s):

3. *EWE/3509/01 Rev. O Drainage Strategy.*

are considered acceptable to discharge this condition (6) imposed by application 2026/0259. Yorkshire Water was consulted; and no objections were received.

Condition 7: the details submitted to the local planning authority (LPA) and included within the following document(s):

4. *EWE/3509/01 Rev. O Drainage Strategy.*

are considered acceptable to discharge this condition (7) imposed by application 2026/0259. Yorkshire Water was consulted; and no objections were received.

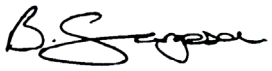
Condition 12: the amended details submitted to the local planning authority (LPA) on 27th October 2026 and included within the following document(s):

5. *2025/114 C01 Rev. A received 27th October 2026.*

are considered acceptable to discharge this condition (12) imposed by application 2026/0259 in **PART**. The Council's Biodiversity Officer was consulted; and no objections were received. This condition also requires the additional biodiversity mitigation and enhancement measures to be implemented in full, prior to the occupation of the development, and photographic evidence to be submitted to and approved in writing by the Local Planning Authority. The features shall be retained thereafter.

In conclusion, conditions 3 (External Materials), 4 (Stone Sample), 5 (Hard and Soft Landscaping), 6 (Drainage) and 7 (Drainage) of application 2026/0259 are hereby discharged in **FULL**; and condition 12 (Ecology) of application 2026/0259 is hereby discharged in **PART**. Photographic evidence of the approved additional biodiversity mitigation and enhancement measures shall be submitted and approved in writing by the Local Planning Authority prior to occupation.

Yours sincerely,



Bradley Sargeson

For and on behalf of:
Garry Hildersley
Head of Planning and Building Control