

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	M D Car Sales
Address Line 1	Wombwell Lane
Address Line 2	Stairfoot
Address Line 3	Barnsley
Town/city	Barnsley
Postcode	S70 3NT

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
437474	405404

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Sanderson

Company Name

MRT Holdings

Address

Address line 1

72 Lairgate

Address line 2

Address line 3

Town/City

Beverley

County

East Yorkshire

Country

England

Postcode

HU17 8EU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jake

Surname

Rowlands

Company Name

Barnsley Council

Address

Address line 1

1 Westgate

Address line 2

Address line 3

Town/City

Barnsley

County

South Yorkshire

Country

GB

Postcode

S70 2DR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of land to commercial car sales including the relocation of existing security fencing to new site boundary.

Reference number

2025/0942

Date of decision (date must be pre-application submission)

10/11/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Application to vary condition 2 (approved plans) of application 2025/0942.
Discharge condition 3 - BNG

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

15/02/2026

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

1. Vary condition 2 (approved plans) of application 2025/0942. The approved plans showed an incorrect fence height. In addition, an old drain discovered on site requires a minor amendment to the fence boundary line.
2. Discharge condition 3 (Biodiversity Gain Plan). Biodiversity net gain has been secured off-site through the purchase of BNG credits from Wild Capital, so the on-site Biodiversity Gain Plan is no longer required. (please see documents provided).
3. Discharge condition 4 (hard & soft landscaping). The plans have been submitted to discharge this.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2 to be varied to refer to the revised plans showing the amended fence height and boundary line.

Condition 3 to be discharged in full, as biodiversity net gain has been delivered off-site via BNG credits purchased from Wild Capital (please see documents provided).

Condition 4 to be discharged in full, as plans have been submitted to discharge this.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

☐ Yes

☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

☐ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

☒ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Jake

Surname

Rowlands

Declaration Date

04/08/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jake Rowlands

Date

10/08/2026