BARNSLEY
Metropolitan Borough Council

Planning & Building Control Service
Development Management
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Mr J Beeson
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Unit 1 Cliffe Park
Morley Leeds
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Our ref 2021/0668 & 2024/ENQ/00429
Date: 06/12/2024
Enquiries Elaine Ward
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Dear Sir

APPLICATION SUBMITTED UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED

APPLICATION FOR NON-MATERIAL AMENDMENT to planning application 2021/0668 (Reserved matters pursuant to outline planning permission 2017/0753 for the residential development of approximately 250 dwellings and associated works (layout, scale, appearance and landscaping) (Amended Plans and Supporting Documents) to seek layout adjustments to plot positions

Nevisons Fold, Bleachcroft Way, Stairfoot, Barnsley S70 3PA

I refer to the above referenced application for a Non-Material amendment to reserved matters permission reference 2021/0668 granted on 14/03/2023

The changes proposed by the Non- Material Amendment are:

1. Layout adjustment to plot positions in order to accommodate new Building Regulations dimensions.
2. Rectify a minor error on legend of approved plan Site Layout PL-001 REV V

Section 96A (1) gives the power to a Local Planning Authority to make a change(s) to a planning permission if the change(s) is/are not material.

The proposals have been reviewed and it is considered that the very minor adjustments to plot positions are acceptable and these amendments and will not impact significantly on highway safety.

Similarly, approved plan legend Site Layout PL-001 REV V is incorrect in that it states that there are 4 no. Empingham house types and 3 no. Bayford Housetypes, whereas it should read 5 no. Empingham housetypes and 2 no. Bayford house types.

As both house types are 4 bed dwellings of similar scale, there are no objections to rectifying the plan legend.

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Overall then the changes proposed by this non-material amendment will not alter the nature or scale of the original permission, nor is it likely to result in loss of amenity to close by residential properties or loss of visual amenity. It would not result in any development which lies outside of the description of development, nor does it exceed the redline boundary of planning permission 2017/0753 or reserved matters 2023/0668.

Overall, the proposed changes are inconsequential in terms of its scale in relation to the original permission. The proposed changes are therefore considered to be non-material.

Taking into account all of the above the **non-material amendment is acceptable.**

As a result, the following approved plans under 2021/0668 relevant to this NMA application:

Site Layout PL-001 REV V

Will be replaced by the following plan:

Proposed Site Layout CO 001 Rev G

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2021/0668 which still stands. The documents should be read in conjunction.

Yours sincerely



For and on behalf of:
Garry Hildersley
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement