



BARNSELEY
Metropolitan Borough Council

**Planning & Building Control Service
Development Management
Westgate Plaza
PO Box 603, Barnsley, S70 9FE
Head of Service: Joe Jenkinson**

Ms Katrina Hulse
Cushman and Wakefield LLP
St Paul's House
23 Park Square South
Leeds
LS1 2ND

Our ref 2020/0647 & 2022/ENQ/00482
Your Ref:
Date: 18th November 2022
Enquiries to: Elaine Ward
Direct Dial: 01226 774731
Email: elaineward@barnsley.gov.uk

Dear Madam

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

**Non-material amendment to planning permission 2020/0647 to relocate 8 no.
trees.**

**Hybrid planning application for a development up to 103,086sqm of employment
uses (use classes B1/B2 and B8) and associated works including access roads,
drainage and landscaping, a) Outline seeking approval over means of access
and scale across 2 development plots (plots 2&3) of up to 71,515sqm floorspace;
and b) full application for the development of plot 1 (31,571 sqm floorspace for
use B8), associated earthworks and creation of access points including new
roundabout to link with Hoyland south Masterplan Area (Local Plan references
HS68, HS65, HS61, HS58, HS6, SL5)**

Land to the west of Sheffield Road, Hoyland, Barnsley

I refer to the above referenced application for a Non-Material amendment to planning
permission reference 2020/0647 granted on 9th November 2020 subject to a S106
legal agreement.

The changes proposed by the Non- Material Amendment are as follows:

The amendment would require some minor changes to landscaping.

Assessment

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.

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During the implementation of the landscaping works associated with planning permission 2020/0647 the applicant was informed that 8 no. trees were to be located on adopted highways land. This was not acceptable to Barnsley Highway Authority requested they be relocated to an alternative location. The area identified as being relatively close to the existing location but not on highway land is to the north of the main roundabout and east of Olympus Road

Overall there is no loss of trees and the replacement trees would be provided nearby and within the site. The changes would not result in any development which lies outside of the description of development, nor does it contravene any conditions attached to the original permission.

The Forestry Officer has provided verbal confirmation that the proposals are acceptable and Highways Development Control Group Leader has no objections.

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.

It is considered that these amendments are satisfactory having regard to relevant planning considerations including impact on residential amenity and design considerations and will not alter the nature or scale of the original permission.

Conclusion

Taking into account all the above I can confirm that the **non-material amendment is acceptable.**

As such, the following approved plans *approved under 2020/0647 and non-material amendment 2021/ENQ/00492*

HOY-BCA-ELS-XX-DR-L-2044/20-06-S8 Rev P6

HOY-BCA-ELS-XX-DR-L-2044/20-05-S8 Rev P3

Shall be replaced by the following:

HOY-BCA-ELS-XX-DR-L-2044-20-56-A-Rev C2

HOY-BCA-ELS-XX-DR-L-2044-20-57-A-Rev C5

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2020/0647 which still stands. The two documents should be read in conjunction.

Should you require anything further, please contact me again.

Yours sincerely

Elaine Ward

For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement