



**Planning and Building Control
Economic Regeneration - Place Directorate**
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Land South of Darton Lane, Darton, Barnsley

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

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

Outline planning permission for residential development (Use Class C3) of up to 46 homes, highway works including access off Darton Lane, landscaping, ground works, and other ancillary works. All matters are reserved apart from access.

Reference number

2019/1244

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

18/11/2021

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Please see Planning Case Report.

Has the work already started?

- Yes
- No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Parameters Plan (ref:0708-EA-A-S2020630 Rev E)

Please list all drawing numbers submitted with this application for approval

Plan - 2239.01.V - Planning layout
Plan - 2239.02 - Location Plan
Plan - 2239.03.D - Boundary & finishes Plan
Plan - 2239.04.B - Street scenes
Plan - 2239.05 - Cross section (A3)
Plan - House Types Darton - Issue 04 10.02.23
Landscape - R-2675-1B Landscape Masterplan West 500@A1
Landscape - R-2675-2B Landscape Masterplan East 500@A1
Landscape - R-2675-3B Landscape Masterplan POS 500@A1
Drainage - 47509-ECE-XX-XX-DR-C-0010-P06 - External Works Layout Sheet 1
Drainage - 47509-ECE-XX-XX-DR-C-0011-P06 - External Works Layout Sheet 2
Drainage - 47509-ECE-XX-XX-DR-C-0012-P06 - External Works Sheet 3
Drainage - 47509-ECE-XX-XX-DR-C-0013-P01 - Highway Construction Details
Drainage - 47509-ECE-XX-XX-DR-C-0014-P01 - Non Permeable Driveway Specifications
Drainage - 47509-ECE-XX-XX-DR-C-0015-P01 - Porous Paving Details
Drainage - 47509-ECE-XX-ZZ-DR-C-0001- Appraisal Layout - P01

If applicable, please state the reasons for any changes to the original drawings

Addition of a private drive on Darton Lane, please see Planning Case Report for further detail.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

2022/ENQ/00426

Date (must be pre-application submission)

07/12/2022

Details of the pre-application advice received

This letter focused on the key planning points which include the layout, design and amenity standards. Consultee comments, contribution requirements and validation requirements accompanied the letter as appendices.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Sam Ruthven

Date

06/06/2023