

All this information will be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## 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

## Applicant Details

### Name/Company

Title

Mr

First name

Scott

Surname

Clayburn

Company Name

Clayburn Properties Ltd

### Address

Address line 1

Brookside

Address line 2

Brackenhill

Address line 3

Ackworth

Town/City

Wakefield

County

Country

Postcode

WF7 7BG

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

Secondary number

Fax number

Email address

## 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

The development proposed is Demolition of 49 Woodstock Road and residential development of 5no dwellings (Outline with matters reserved apart from means of access). as described on App No 2021/1472 Refused 2023/ENR/  
Sub. Appeal ref App/R 4408/W/22/3294927 & NMA 00743

Reference number

2021/1472 & App/R 4408/W/22/3294927 & 2023/ENR/00343

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

17/12/2021 & 31/10/2022 & 17/10/2023

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

Reserved Matters seeking consent are : . . . , Appearance, Landscaping, Layout & Scale  
The Outline Planning application was NOT an environment impact assessment application

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.

19 5137 01A Location Plan / 19 5137 04 Proposed Layout / Planning Statement / Preliminary Ecological Appraisal / Tree Report

# 203-301B PRELIMINARY ACCESS

Please list all drawing numbers submitted with this application for approval

2583-1 / 2583-2 / 2583-3 / 2583-4 / 2583-5 / 2583-6 / 2583-7

25667 Woodstock Road Barnsley Flow 081025 / 25667 Woodstock Road Maintenance Schedule / 25667-DR-C-0100

Soft Landscaping scheme 1

PLANNING STATEMENT / 203-301B PRELIMINARY ACCESS  
DRAINAGE STRATEGY

If applicable, please state the reasons for any changes to the original drawings USING AMENDED ACCESS AS

APPROVED ON 2023 / ENQ / 00343  
NMA

## 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

## 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 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

Neil Bowen

Date

09/10/2025