



**Planning & Building Control Service
Development Management**

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Ms Katrina Hulse
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Our ref 2020/0647 & 2021/ENQ/00703
Your Ref:
Date: 18th January 2022
Enquiries to: Elaine Ward
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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 increase the level
of the car park to the east of the Hermes Building (Plot1),**

**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 following drawings have been submitted in support of this
application for a Non- Material Amendment:

- Drawing No. 20026-RPS-1A-XX-DR-D-1300-C11 Proposed Surface and Foul Water Drainage Layout
- Drawing No. P20026-RPS-1A-XX-DR-C-SK-1280 P02 Car Park Proposed Levels, Earthworks Analysis and Sections
- Email dated 3rd November 2021 from Vanguardia re: noise receptors
- Email dated 3rd November 2021 from RPS re: drainage design
- Email dated 27th October 2021 from BCA re: landscape proposals
- Drawing No. HOY-PHP-1A-00-DR-A-4400-102-P05 Application Redline Plan

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

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To utilise spoil from the attenuation ponds (granted under 2021/0637) to do the following:

- increase the level of the car park east of Plot 1 Hermes Building by up to 750mm with an additional small bund up to 1.14m adjacent the northern car park access; and
- to provide a bund up to 1.14m high at the northern tip of the lorry park close to the north eastern corner of the building, between the lorry park and the new link road, and partly screening plant in that location.

The reasons provided for this non-material amendment are principally to reduce off-site lorry movements by approximately 1300 vehicle movements to an off site tip, carrying some 11,500 cubic metres of spoil. Supporting documentation confirms that the level increase does not cause any adverse effects to drainage design (some minor amendments are proposed to cover levels), noise receptors or the landscaping proposals as confirmed by the specialist consultants who have advised on this development throughout its evolution. The landscape designer has confirmed that no changes are required to the landscaping proposals and thus the biodiversity calculation will not be affected.

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 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. A site visit confirmed that the area of the car park is at a slightly lower level the surrounding area and could accommodate the level of fill proposed. The Drainage Officer has confirmed there are no objections to the minor changes proposed to drainage plans. Overall, the proposed changes are inconsequential in terms of its scale in relation to the original permission. Whilst there may be temporary impacts on residential amenity, the operation is anticipated to take approximately one week only, there will be no permanent impacts on residential amenity of existing dwellings. 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.

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*
Drawing No. HOYLA RPS-SI-XX-DR-C-1600-P02 Proposed Levels
Drawing No. HOYLA-RPS-SI-XX-DR-D-1300-P05 Proposed Surface and Foul
Drainage

Shall be replaced by the following:

Drawing No. P20026-RPS-1A-XX-DR-C-SK-1280 P02 Car Park Proposed Levels,
Earthworks Analysis and Sections
Drawing No. 20026-RPS-1A-XX-DR-D-1300-C11 Proposed Surface and Foul Water
Drainage Layout

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