



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Mr B Taylor
BMBC

My Ref: 2023/0753 & 2024/ENQ/00464
Your Ref:
Date: 21/01/2025
Enquiries Elaine Ward
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By email

Dear Sir

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

APPLICATION FOR NON-MATERIAL AMENDMENT

Description: Non- material amendment to planning permission 2023/0753 (Proposed Community Sports Facility including single storey multi use building, all weather sports pitch with floodlights, two no. temporary storage containers and associated car parking and landscaping) to relocate the sports pitch 4m southeast and realignment of overspill car park

Land to the east of Sheffield Road, Hoyland, Barnsley

I refer to the above referenced application for a Non-Material amendment to planning permission reference 20230753 granted on 22nd September 2023.

The changes proposed by the Non- Material Amendment are:

1. Relocation of the sports pitch in a southerly direction
2. Realignment of overspill car park

Following the granting of planning permission 2023/0753 and the appointment of a pitch contractor to construct the approved playing pitch, it became apparent that there was a need for extensive retaining walls to the banking along the Northern boundary to accommodate the step in the pitch fence line.

The Football Foundation design team reviewed the site layout and confirmed that there was sufficient space on the plateau to move the pitch towards the South by 4m thereby omitting the need of retaining structures and the additional unanticipated costs.

The effect of moving the pitch (and associated acoustic fence)south would also have the benefit of being located further away from dwellings to the so potential noise and lightspill to these properties would be reduced as a result.

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The effect of constructing the pitch 4m to the south however, would require a slight realignment of the overspill car park and a minor adjustment to the path to the south. It would not however, result in the loss of any car parking spaces or changes to the access from Sheffield Road. Nor would it result in vehicles being brought closer to any existing residential properties.

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 by the Planning Case Officer, the Highways Development Control Manager and Pollution Control, and it is considered that these amendments will not impact significantly on highway safety, will not alter the nature or scale of the original permission, nor is it likely to result in loss of visual or residential amenity.

The changes would not result in any development which lies outside of the description of development, nor does it exceed the redline boundary of planning permission 2023/0753.

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 of this non material amendment, the following list of plans shall be replaced:

A-DR-02 REV P3
A-DR-P03 REV P2 Landscaping Plan
A-DR-P04 REV P2 Site Sections
A-DR-P08 REV P2 Pitch Fencing Details
A-DR-P09 REV P2 Combined External Light Spill Plans

The above plans are replaced by the following new drawings submitted:

A-DR-P02-site plan P7
A-DR-P04-site sections P5
A-DR-P08-Pitch fencing P5
027-211 Proposed combined landscape plan
A-DR-P09 REV P3 Combined External Light Spill Plans

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2023/0753 which still stands. The two 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