

Application Reference Number:	2026/0040
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Application Type:	Removal/Variation of Condition (Section 73)
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Proposal Description:	Variation of conditions 2 (Approved Drawing Schedule), 3 (Street Furniture and Signage Details), 5 (Parkour Area Details), 7 (Boundary Treatments), 10 (Hard and Soft Landscaping) and 13 (Management and Maintenance Plan) of planning application 2024/0475: Application for reserved matters relating to details pertaining layout, appearance, landscaping and scale of proposed activity park and associated buildings and infrastructure (relating to outline planning application 2022/0434).
Location:	Schwabisch Gmund Way, Barnsley, S71 1AY

Applicant:	BMBC
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Third-party representations:	None.	Parish:	None.
		Ward:	Central Ward

Summary:
<p>This application proposes minor changes to a number of the approved plans and documents associated with the Youth Activity Park planning permission, which was approved under reserved matters application ref: 2024/0475. The application seeks to update some of the approved documents as well as remove/vary the plans approved under the associated condition discharge application (ref: 2025/0258). The changes relate to the colour/material of the activity park equipment; boundary treatments and landscaping.</p> <p>There are no outstanding consultee objections.</p> <p>Recommendation: Planning Permission GRANTED subject to conditions.</p>

Site Location & Description

The application site consists of the newly constructed Youth Activity Park which is located to the east of the Base71 Youth Zone building, at Schwäbisch Gmünd Way. Completed in late 2025, the main Youth Zone building opened to the public in early 2026, and is located on the western part of the site, sitting adjacent to Schwäbisch Gmünd Way. The Activity Park site then wraps around the east and northern elevations of the building, accessed off Mottram Way in the north-western corner, with A61 Harborough Hill Road running along the eastern boundary. The Activity Park opened in March 2026.

Residential properties neighbour the site to the north on Mottram Street with an alleyway between the rear of the properties and the northern site boundary. Further residential development and Queens Road Academy are located to the east on the other side of the Harborough Hill Road two-way dual carriageway. Town centre uses dominate the area to the south and west of the application site, including the Barnsley train station and Transport Interchange which are located less than 100m to the west of the site. To the south, the application site abuts an established electricity distribution site and beyond that is Buzz Bingo. It is understood that access to the electrical substation (operated by Northern Powergrid) must be maintained via the application site.

Large trees are situated along the northern boundary, providing screening between the terrace properties and the site. Smaller trees are located along the eastern boundary, with 2x protected trees in the far south-eastern corner adjacent to the electrical distribution site. The protected trees are covered by TPO 27 2009 which covers a beech and lime species.

Relevant Planning History

Application Reference	Application description	Status
2026/0039	Discharge of condition 25 (Landscape Management Plan) in relation to application 2022/0434 "Hybrid planning application seeking a) full planning permission for the erection of a two storey Youth Zone building with floodlit kick pitch on the roof, roof top plant, service yard with bin store, minibuss and blue badge parking and associated landscaping; and b) Outline permission for the erection of a club house café and the formation of an associated activity park (all matters reserved apart from means of access)"	PENDING CONSIDERATION
2025/0962	Erection of 2no. illuminated fascia signs and 1no. non-illuminated fascia sign.	GRANTED – 8/12/2025
2025/0644	Discharge of conditions 6 (Landscaping), 9 (BREEAM), 11 (Externally Mounted Plant) and 14 (Condition Survey) of planning application 2022/0434 : Hybrid planning application seeking a) full planning permission for the erection of a two storey Youth Zone building with floodlit kick pitch on the roof, roof top plant, service yard with bin store, minibuss and blue badge parking and associated landscaping; and b) Outline permission for the erection of a club house café and the formation of an associated activity park	APPROVED – 23/10/2025

	(all matters reserved apart from means of access)	
2025/0386	Discharge of conditions 30 (BEMP) & 31 (CEMP) of planning application 2022/0434 : Hybrid planning application seeking a) full planning permission for the erection of a two storey Youth Zone building with floodlit kick pitch on the roof, roof top plant, service yard with bin store, minibus and blue badge parking and associated landscaping; and b) Outline permission for the erection of a club house café and the formation of an associated activity park (all matters reserved apart from means of access)	APPROVED – 13/6/2025
2025/0258	Discharge of conditions 3 (street furniture), 4 (skate park details), 5 (parkour area details), 6 (imaginative road layout details), 7 (boundary treatments), 8 (lighting and CCTV), 9 (off-site highway works), 10 (hard and soft landscaping), 11 (Yorkshire Water) and 12 (surface water outfall) relating to 2024/0475: Application for reserved matters relating to details pertaining layout, appearance, landscaping and scale of proposed activity park and associated buildings and infrastructure (relating to outline planning application 2022/0434)	APPROVED – 2/7/2025
2025/0257	Discharge of conditions 22 (Arboricultural details), 24 (Hard and soft landscaping) and 26 (Construction method statement) relating to 2022/0434: Hybrid planning application seeking a) full planning permission for the erection of a two storey Youth Zone building with floodlit kick pitch on the roof, roof top plant, service yard with bin store, minibus and blue badge parking and associated landscaping; and b) Outline permission for the erection of a club house café and the formation of an associated activity park (all matters reserved apart from means of access)	APPROVED – 2/7/2025
2024/0475	Application for reserved matters relating to details pertaining layout, appearance, landscaping and scale of proposed activity park and associated buildings and infrastructure (relating to outline planning application 2022/0434)	APPROVED – 11/3/2025
2024/0203	Details of conditions 3 (External Materials), 4 (High Speed Broadband), 7 (Drainage Details), 12 and 13 (Off-site Highways Works), 14 (Condition Survey), 16 (Trees), 24 (Hard and Soft Landscaping), 25 (Landscape Management Plan), 26 (Construction Method Statement), 30 (BEMP) and 31 (BCEMP) in relation to planning application 2022/0434 (Hybrid planning application seeking a) full planning permission for the erection of a two storey Youth Zone building with floodlit kick pitch on the roof, roof	APPROVED – 7/2/2025

	top plant, service yard with bin store, minibus and blue badge parking and associated landscaping; and b) Outline permission for the erection of a club house café and the formation of an associated activity park (all matters reserved apart from means of access)).	
2022/0434	Hybrid planning application seeking a) full planning permission for the erection of a two storey Youth Zone building with floodlit kick pitch on the roof, roof top plant, service yard with bin store, minibus and blue badge parking and associated landscaping; and b) Outline permission for the erection of a club house café and the formation of an associated activity park (all matters reserved apart from means of access)	GRANTED – 1/3/2023
2010/1431	Retail Development. Extension of time limit for implementing outline permission (B/05/1339/BA) with reserved matters (2008/1564).	GRANTED – 10/2/2011
2009/0297	Formation of alternative vehicular and pedestrian access onto Harborough Hill Road.	REFUSE – 28/4/2009
2008/1564	Retail Development (Reserved Matters)	GRANTED – 17/12/2008
B/05/1339/BA	Redevelopment of existing site comprising retail, associated car parking, landscaping works and new access.	GRANTED – 17/10/2005
B/01/0246/BA	Construction of 3 Non-Food Retail Units, 2 Retail Units (Class A1), and associated car parking, servicing and landscaping.	WITHDRAWN

Proposed Development

This application relates to the variation of the wording and approved plans associated with the following conditions attached to reserved matters application 2024/0475. The changes include minor amendments to surfacing colours; boundary treatments and gates; addition of a small retaining wall structure and changes to landscaping/planting in the area close to the skatepark. The wording of the following conditions are to be varied:

Condition 2 – Approved Plans

The current condition reads:

The development hereby permitted shall be carried out in accordance with the following plans and documents except as may be substituted with subsequently approved details:

Site Location Plan and Application Boundary, Drawing No: BALU BBA YAP XX DR L 1005, Rev: P02, Received: 30.7.2024

Landscape Masterplan, Drawing No: BALU BBA YAP XX DR L 1012, Rev: P14, Received: 24.2.2025

Detail Area Plan- Social Activity Zone and Canopy Information, Drawing No: BALU BBA YAP XX DR L 2003, Rev: P01, Received: 17.7.2024

Proposed Cut and Fill, Drawing No: 24053- ARC - XX - XX - DR - C - 6001, Rev: P6, Received 26.2.2025

Proposed Finished Ground Levels, Drawing No: 24053 - ARC - XX - XX - DR - C - 6000, Rev: P6, Received: 26.2.2025

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The landscape masterplan has been updated to reflect the proposed changes. The condition will be updated to read:

The development hereby permitted shall be carried out in accordance with the following plans and documents except as may be substituted with subsequently approved details:

Site Location Plan and Application Boundary, Drawing No: BALU BBA YAP XX DR L 1005, Rev: P02, Received: 30.7.2024

Landscape Masterplan, Drawing No: BALU BBA YAP XX DR L 1012, Rev: P15, Received: 20.3.2026

Detail Area Plan- Social Activity Zone and Canopy Information, Drawing No: BALU BBA YAP XX DR L 2003, Rev: P01, Received: 17.7.2024

Proposed Cut and Fill, Drawing No: 24053- ARC - XX - XX - DR - C - 6001, Rev: P6, Received 26.2.2025

Proposed Finished Ground Levels, Drawing No: 24053 - ARC - XX - XX - DR - C - 6000, Rev: P6, Received: 26.2.2025

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 3 – Street Furniture and Signage Details

The current condition reads:

Prior to the commencement of development, full details of the proposed street furniture and signage within the activity park shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Details of all benches/seating/litter bins;*
- Way finding signs and links to other footpaths and locations;*
- Location, type, design, materials, colour palette, size, for each of the above;*

Once agreed, the development shall not be brought into use until the furniture and signage are implemented in accordance with the approved details.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

This condition was discharged via application ref: 2025/0258 with document ref: Landscape Materials Schedule – Rev C02 – Rec 16.10.2025 providing the necessary information to satisfy the requirements of the condition. This document has been replaced by: Landscape Materials Schedule – Rev P09 – Rec 20.3.2026. On this basis the condition will be updated to read:

The street furniture and signage shall be installed in accordance with document: Landscape Materials Schedule – Rev P09 – Rec 20.3.2026.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 5 – Parkour Area Details

The current condition reads:

Prior to the commencement of development, full details of the parkour area including all equipment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the design, materials, levels, heights, colour palette and size, for each piece of equipment.

Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

This condition was discharged via application ref: 2025/0258 with document refs: Bendcrete Leisure Ltd – Barnsley Youth Zone Activity Park Parkour Area and Parkour Area – Features with Heights providing the necessary information to satisfy the requirements of the condition. These documents have been replaced by: Barnsley Parkour Park Layout 1, Barnsley Parkour Park Layout 2 and Barnsley Parkour Park Layout 3. On this basis the condition will be updated to read:

The Parkour Area shall be built in accordance with documents:

Barnsley Parkour Park Layout 1,

Barnsley Parkour Park Layout 2 and

Barnsley Parkour Park Layout 3

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 7 – Boundary Treatments

The current condition reads:

Prior to the commencement of development, full details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location, design, materials, height and colour palette.

Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

This condition was discharged via application ref: 2025/0258 with the following documents ref: Fencing Plan - BALU BBA YAP XX DR L 2201 – Rev C01 – Rec 16.9.2025 and Fencing Details 2 – Landscape Details. Hard - BALU BBA YAP XX DR L 7001 – Rev P01 providing the necessary information to satisfy the requirements of the condition. These documents have been replaced by: Fencing Plan - BALU BBA YAP XX DR L 2201 – Rev C04; Hard Landscaping Details 1 – Landscape Details. Hard, BALU BBA YAP XX DR L 7001, Rev: P02, Rec 20.3.2026 and Hard Landscaping Details 2 – Landscape Details. Hard, BALU BBA YAP XX DR L 7002, Rev: C01. On this basis the condition will be updated to read:

The boundary treatments shall be installed in accordance with documents:

Fencing Plan - BALU BBA YAP XX DR L 2201 – Rev P02;

Hard Landscaping Details 1 – Landscape Details. Hard, BALU BBA YAP XX DR L 7001, Rev: P02, Rec 20.3.2026;

Hard Landscaping Details 2 – Landscape Details. Hard, BALU BBA YAP XX DR L 7002, Rev: C01

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 10 – Hard and Soft Landscaping

The current condition reads:

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of

the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved landscaping details shall be implemented prior to any use of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

This condition was discharged via application ref: 2025/0258 with the following documents ref:

Soft Landscaping Strategy 1 of 2, BALU BBA YAP XX DR L 2001, Rev: P03, Rec: 8.7.2025
Soft Landscaping Strategy 2 of 2, BALU BBA YAP XX DR L 2002, Rev: P03, Rec: 8.7.2025
External Finishes and Furniture Plan, BALU BBA YAP XX DR L 2010 – Rev C01 , Rec: 16.9.2025
Block Paving Layout Plan- Paving Areas 1 and 2, BALU BBA YAP XX DR L 2011 – Rev P01
Detailed External Works Plan. Zone 1 (1 of 4) , BALU BBA YAP XX DR L 8001, Rev: P01
Detailed External Works Plan. Zone 2 (2 of 4) , BALU BBA YAP XX DR L 8002, Rev: P01
Detailed External Works Plan. Zone 3 (3 of 4) , BALU BBA YAP XX DR L 8003, Rev: P01
Detailed External Works Plan. Zone 4 (4 of 4) , BALU BBA YAP XX DR L 8004, Rev: P01
Fencing Details 2 – Landscape Details. Hard - BALU BBA YAP XX DR L 7001 – Rev P01
Soft Landscaping Details - Landscape details. Soft - BALU BBA YAP XX DR L 7003 – Rev P01
Landscape Materials Schedule – Rev C02 – Rec 16.10.2025

providing the necessary information to satisfy the requirements of the condition. The relevant documents have been replaced by:

Soft Landscaping Strategy 1 of 2, BALU BBA YAP XX DR L 2001, Rev: C01
Soft Landscaping Strategy 2 of 2, BALU BBA YAP XX DR L 2002, Rev: C04
External Finishes and Furniture Plan, BALU BBA YAP XX DR L 2010 – Rev P02 , Rec: 10.3.2026
Block Paving Layout Plan- Paving Areas 1 and 2, BALU BBA YAP XX DR L 2011 – Rev C01
Hard Landscaping Details 1 – Landscape Details. Hard - BALU BBA YAP XX DR L 7001 – Rev P02, Rec 20.3.2026
Hard Landscaping Details 2 – Landscape Details. Hard - BALU BBA YAP XX DR L 7002 – Rev C01
Soft Landscaping Details - Landscape details. Soft - BALU BBA YAP XX DR L 7003 – Rev C01
Landscape Materials Schedule – Rev P09 – Rec 20.3.2026
Detailed External Works Plan. Zone 1 (1 of 4) , BALU BBA YAP XX DR L 8001, Rev: P02, Rec 20.3.2026

On this basis the condition will updated to read:

The hard and soft landscaping shall be implemented in accordance with:

Soft Landscaping Strategy 1 of 2, BALU BBA YAP XX DR L 2001, Rev: C01
Soft Landscaping Strategy 2 of 2, BALU BBA YAP XX DR L 2002, Rev: C04
External Finishes and Furniture Plan, BALU BBA YAP XX DR L 2010 – Rev P02 , Rec: 10.3.2026
Block Paving Layout Plan- Paving Areas 1 and 2, BALU BBA YAP XX DR L 2011 – Rev C01
Hard Landscaping Details 1 – Landscape Details. Hard - BALU BBA YAP XX DR L 7001 – Rev P02, Rec 20.3.2026
Hard Landscaping Details 2 – Landscape Details. Hard - BALU BBA YAP XX DR L 7002 – Rev C01
Soft Landscaping Details - Landscape details. Soft - BALU BBA YAP XX DR L 7003 – Rev C01
Landscape Materials Schedule – Rev P09 – Rec 20.3.2026
Detailed External Works Plan. Zone 1 (1 of 4) , BALU BBA YAP XX DR L 8001, Rev: P02, Rec 20.3.2026
Detailed External Works Plan. Zone 2 (2 of 4) , BALU BBA YAP XX DR L 8002, Rev: P01
Detailed External Works Plan. Zone 3 (3 of 4) , BALU BBA YAP XX DR L 8003, Rev: P01

Detailed External Works Plan. Zone 4 (4 of 4) , BALU BBA YAP XX DR L 8004, Rev: P01
Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 13 - Landscape Maintenance and Management

The current condition reads:

Prior to occupation/any use, a scheme for the ongoing management and maintenance of proposed carriageways, footways, footpaths, street furniture and signage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented thereafter.
Reason: To ensure that the development and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4: New development and Transport Safety.

This condition has not previously been discharged but a Landscape Maintenance and Management Plan has been submitted with this application. On this basis the condition will be amended to read:

The management and maintenance of proposed carriageways, footways, footpaths, street furniture and signage shall be undertaken in accordance with document: Landscape Maintenance and Management Plan, Doc No: BALU-BBA-ZZ-ZZ-T-L-0002-C01 For the lifetime of the development.

Reason: To ensure that the development and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4: New development and Transport Safety.

Remaining Conditions

The remaining conditions will remain as per the details submitted within condition discharge application ref: 2025/0258 and any other relevant compliance conditions will be re-attached to this permission. The condition numbering will also change due to some previous conditions no longer being applicable given the completed stage of the development.

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Site Allocation/Designation

The site is located in the Eastern Gateway part of the Town Centre and is the subject of site specific Local Plan Policies PTC23: Eastern Gateway and BTC24: Development Site 4 – Land between the Transport Interchange and Harborough Hill Road as defined in the adopted Local Plan.

The site is in a high-risk development area as defined in the Mining Remediation Authority mapping.

National Planning Policy Framework (NPPF 2024)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. NPPF policies of relevance to this application includes:

Paragraph 96 states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction; are safe and accessible and enable and support healthy lives through the provision of sports facilities.

Paragraph 98 states that to provide social, recreational and cultural facilities, planning decisions should ensure an integrated approach to consider the location of housing, economic uses and community services.

Paragraph 103 emphasises the importance of high quality open spaces and opportunities for sport and physical activity for the health and wellbeing of communities.

Paragraph 115 states that when assessing sites for allocated developments in plans or specific applications, it should be ensured that sustainable transport modes are prioritised taking account of the type of development and its location; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated through a vision-led approach.

Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Paragraph 117 states that developments should give priority to pedestrian and cycle movements and facilitate access to high quality public transport with layouts that maximise the catchment area for bus and other public transport services. Developments should create places which are safe, secure and attractive and minimise conflicts between pedestrians, cycles and vehicles.

Paragraph 125 states that substantial weight should be given to the re-use of suitable brownfield land.

Paragraph 131 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Paragraph 136 states that trees make a positive contribution to the character, and developments should include tree lined streets. Opportunities should be taken to incorporate trees elsewhere in the development which are compatible with highways standards and different user needs.

Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to unacceptable levels of soil, air, water or noise pollution or land instability. Decisions should also minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporate features which support priority or threatened species.

Paragraph 199 states that planning decisions should take into account the presence of Air Quality Management Areas and developments should be consistent with the local air quality action plan.

Barnsley Local Plan (2019)

Site-Specific Policy BTC23: Eastern Gateway states that the Local Planning Authority will support:

- Transport related development, office, education, community and youth facilities and public spaces within the Eastern Gateway District;
- Development within the District must make provision for the Green Sprint and make a positive contribution to the character and appearance of the gateways.
- Other uses will only be supported where they contribute to the vitality and viability of the town centre.

Site-Specific Policy BTC24: Development Site 4 – Land Between the Transport Interchange and Harborough Hill Road states that the Local Planning Authority support the following types of development:

- Offices.
- Education, community and youth facilities.
- Transportation uses associated with the adjacent Transport Interchange.
- Public space.
- Residential.
- Ancillary retail.

The development of the site will be expected to:

- Make a positive contribution to the character and appearance of gateways;
- Consider any implications arising from its location adjacent to an Air Quality Management Area; and
- Support the liveliness and economic strength of the town centre

Relevant Local Plan Policies:

Local Plan Policy SD1: Presumption in Favour of Sustainable Development states that the presumption contained in the NPPF will be applied and the Local Planning Authority will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible.

Local Plan Policy GD1: General Development states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land. Proposals shall include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and mitigate/minimise any adverse impact upon the environment, natural resources and

pollution. Adequate access and internal roads shall provide appropriate vehicular and pedestrian links, whilst drains, culverts and surface water bodies shall be considered. Appropriate landscaping shall be provided where sites are adjacent to open countryside and pylons shall also be considered within proposed layouts.

Local Plan Policy I2: Educational and Community Facilities states that the Local Planning Authority will support the provision of community facilities such as sports venues, where there are located centrally to the communities they serve in places where they will be accessible by walking, cycling and public transport.

Local Plan Policy T3: New Development and Sustainable Travel states that new development will be expected to be located and designed to reduce the need to travel; be accessible by public transport and meet the needs of pedestrians and cyclists. Developments shall provide minimum levels of cycle parking and a travel plan in accordance with NPPF guidance. Transport assessments should also be in accordance with NPPF guidance and have regard to cross boundary local authority impacts. Where levels of public transport accessibility are unacceptable, developers will be expected to make financial contributions in accordance with Local Plan Policy I1.

Local Plan Policy T4: New Development and Transport Safety states new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. Where a development is not suitably served by the existing highway, developers will be expected to make a financial contribution to secure necessary improvements.

Local Plan Policy D1: High Quality Design and Place Making states development should be of high quality design and reinforce the distinctive, local character and features of Barnsley including landscape character, topography, important habitats, woodlands, townscape character, scale, layout, building styles and materials.

The policy follows on to state that developments should contribute to place making, be of high quality, that contributes to healthy and sustainable environments. This includes providing clear and obvious connections to the surrounding street and pedestrian network whilst promoting safe access routes. Developments should make the best use of materials and include comprehensive and high quality hard and soft landscaping schemes with high quality public realm. In terms of place making the development should make a positive contribution to achieving qualities of a successful place such as character, legibility and permeability.

Local Plan Policy POLL1: Pollution Control and Protection states that development will be expected to demonstrate that there will be no increased in air, surface water/groundwater, noise, smell, dust, vibration or other pollution which would unacceptably affect the natural or built environments or people. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Local Plan Policy CL1: Contaminated and Unstable Land states that developments which would be affected by contamination or stability issues must be accommodated by a report which shows that investigations have been carried out and sets out detailed measures to allow development to go ahead safely.

Local Plan Policy TC1: Town Centres states that Barnsley Town Centre is the dominant town centre whereby new retail and town centre developments will be directed.

Local Plan Policy BTC4: Improving Public Spaces states that community uses over 1000sqm shall include improvements to public spaces.

Local Plan Policy BTC7: Gateways states that developments on or next to gateways must create a strong, distinctive visual gateway to the town centre and a sense of arrival; be of high quality design; be designed to welcome people into the town centre and include good pedestrian links through the site.

Other applicable Local Plan policies include:-

Policy LC1: Landscape Character
Policy CC1: Climate Change
Policy CC2: Sustainable design and Construction
Policy GS1: Green Space
Policy GS2: Green ways and Public Rights of Way
Policy RE1: Low Carbon and Renewable Energy
Policy AQ1: Development in Air Quality Management Areas
Policy UT2: Utilities Safeguarding
Policy BTC5: Landmark Buildings

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

- Parking, November 2019
- Residential Amenity and the Siting of Buildings, May 2019
- Sustainable Travel, July 2022
- Trees and Hedgerows, May 2019
- Section 278 Agreements, November 2019
- Section 38 Agreements, November 2019
- Sustainable Construction and Climate Change, July 2023

Consultations

Local Ward Councillors – No response.

BMBC Conservation Officer – No objection.

BMBC Contaminated Land Officer – No objection.

Environment Agency – No response.

BMBC Forestry Officer – No objection.

BMBC Drainage – No objection subject to necessary drainage details being complied with, as secured by condition discharge 2025/0258.

BMBC Highways DC – No objection to both the proposed changes and the discharge/variation of Condition 13 in regard to the management and maintenance of highways infrastructure.

Mining Remediation Authority – No objection.

National Grid – No response.

Network Rail – No objection.

BMBC Parks – No objection

BMBC Public Rights of Way – No objection, proposal will not affected definitive public rights of way.

South Yorkshire Mayoral Advisory Service – No objection.

South Yorkshire Police – No objection.

Sports England – No objection.

BMBC Urban Design Officer – Query regarding the landscape materials schedule document however this has been clarified by the updated version. No objection on this basis.

Yorkshire Water - No objection.

Representations

This application has been advertised in accordance with the Development Management Procedure Order 2015, as follows:

- Site notice (major application) displayed adjacent to the application site, consultation period expired: 27/2/2026
- Press notice (major application), consultation period expired: 20/2/2026
- Neighbour notification letters sent to adjoining properties/sites, consultation period expired: 17/2/2026

No representations have been received in response to the above publicity.

Assessment

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The site falls within the Eastern Gateway District of the town centre, with Local Plan Policy BTC23 stating that community and youth facilities and public spaces will be supported. The policy also refers to the provision for the 'Green Sprint' and making a positive contribution to the character and appearance of gateways.

The site is also within Development Site 4, which directly relates to Local Plan Policy BTC24. This policy supports uses similar to those referenced above stating education, community and youth facilities.

The principle of the development has already been established by the previous permission and associated outline consent. This application does not look to alter the principle of the development or the proposed uses and instead relates to minor material changes. Nevertheless, the proposal relates to the 'Youth Zone' development which accords with the uses specified in the policies referenced above. The principle of the development is therefore acceptable and is afforded substantial weight.

Impact upon Character and Appearance of Surrounding Area

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials.

This application seeks permission to regularise and approve updated versions of various plans and documents associated with the Youth Activity Park reserved matters permission. Small design refinements have arisen during the construction process, either to achieve a better functional and/or experiential outcome for users of the park. These changes have typically been undertaken following engagement between the project contractor; the design and team and Council stakeholders. Changes to the scheme are summarised as follows:

- Minor layout adjustments to specific parts of the activity park which includes the addition of small retaining wall adjacent to 'imaginative road layout' area; an update to parkour area surface colour from Autumn to Black; and an update to parkour area layout including the access gates.
- Minor adjustments to boundary treatments facing Harborough Hill Road and Mottram Street.
- Minor adjustments to planting adjacent (to the north and west of) the skatepark area, including increased planting coverage and incorporation of small cut-through to account for likely user 'desire line'.
- Removal of 'kissing gate' and replacement with single-leaf gate to allow wider vehicular access into the site to access substation site, in accordance with National Powergrid requirements.

Overall, the proposed changes do not detrimentally alter the appearance or character of the proposed development. The development maintains its contemporary and welcoming character for young people; is suitable for the intended use and will enhance the appearance of the prominent town centre site. The amended plans ensure that the overall appearance of the proposed development accords with the relevant design policies as set out in the Local Plan and NPPF and is therefore afforded substantial weight.

Conclusion

The National Planning Policy Frameworks is an important material consideration related to this case, in particular paragraph 96 which states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction; are safe and accessible and enable and support healthy lives through promoting good health and the provision of safe and accessible green infrastructure and sports facilities.

The principle of the activity park was agreed via the previous planning permission. This application seeks to vary the wording of various conditions in order to secure compliance with the updated

plans and documents. All of other details, such as drainage; lighting and off-site highway works shall remain as approved via condition discharge application 2025/0258.

This application does not alter the nature of the development; its scale or its intended use. The amendments are considered to be minor and are therefore acceptable.

RECOMMENDATION: Approve with conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions

1. The development hereby permitted shall be carried out in accordance with the plans and documents approved by condition discharge application ref: 2025/0258 unless otherwise set out in the conditions below.

Reason: For the purposes of clarity and in accordance with Local Plan Policy GD1: General Development.

2. The development hereby permitted shall be carried out in accordance with the following plans and documents except as may be substituted with subsequently approved details:

Site Location Plan and Application Boundary, Drawing No: BALU BBA YAP XX DR L 1005, Rev: P02, Received: 30.7.2024

Landscape Masterplan, Drawing No: BALU BBA YAP XX DR L 1012, Rev: P15, Received: 20.3.2026

Detail Area Plan- Social Activity Zone and Canopy Information, Drawing No: BALU BBA YAP XX DR L 2003, Rev: P01, Received: 17.7.2024

Proposed Cut and Fill, Drawing No: 24053- ARC - XX - XX - DR - C - 6001, Rev: P6, Received 26.2.2025

Proposed Finished Ground Levels, Drawing No: 24053 - ARC - XX - XX - DR - C - 6000, Rev: P6, Received: 26.2.2025

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1: High Quality Design and Place Making.

3. The street furniture and signage shall be installed in accordance with document: Landscape Materials Schedule – Rev P09 – Rec 20.3.2026.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

4. The Parkour Area shall be built in accordance with documents:
 Barnsley Parkour Park Layout 1,
 Barnsley Parkour Park Layout 2 and
 Barnsley Parkour Park Layout 3
Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

5. The boundary treatments shall be installed in accordance with documents:
 Fencing Plan - BALU BBA YAP XX DR L 2201 – Rev P02;
 Hard Landscaping Details 1 – Landscape Details. Hard, BALU BBA YAP XX DR L 7001, Rev: P02, Rec 20.3.2026;
 Hard Landscaping Details 2 – Landscape Details. Hard, BALU BBA YAP XX DR L 7002, Rev: C01
Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

6. Soft Landscaping Strategy 1 of 2, BALU BBA YAP XX DR L 2001, Rev: C01
 Soft Landscaping Strategy 2 of 2, BALU BBA YAP XX DR L 2002, Rev: C04
 External Finishes and Furniture Plan, BALU BBA YAP XX DR L 2010 – Rev P02 , Rec: 10.3.2026
 Block Paving Layout Plan- Paving Areas 1 and 2, BALU BBA YAP XX DR L 2011 – Rev C01
 Hard Landscaping Details 1 – Landscape Details. Hard - BALU BBA YAP XX DR L 7001 – Rev P02, Rec 20.3.2026
 Hard Landscaping Details 2 – Landscape Details. Hard - BALU BBA YAP XX DR L 7002 – Rev C01
 Soft Landscaping Details - Landscape details. Soft - BALU BBA YAP XX DR L 7003 – Rev C01
 Landscape Materials Schedule – Rev P09 – Rec 20.3.2026
 Detailed External Works Plan. Zone 1 (1 of 4) , BALU BBA YAP XX DR L 8001, Rev: P02, Rec 20.3.2026
 Detailed External Works Plan. Zone 2 (2 of 4) , BALU BBA YAP XX DR L 8002, Rev: P01
 Detailed External Works Plan. Zone 3 (3 of 4) , BALU BBA YAP XX DR L 8003, Rev: P01
 Detailed External Works Plan. Zone 4 (4 of 4) , BALU BBA YAP XX DR L 8004, Rev: P01
Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

7. The management and maintenance of proposed carriageways, footways, footpaths, street furniture and signage shall be undertaken in accordance with document:
 Landscape Maintenance and Management Plan, Doc No: BALU-BBA-ZZ-ZZ-T-L-0002-C01
 For the lifetime of the development.

Reason: To ensure that the development and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4: New development and Transport Safety.

8. Prior to the development being brought into use, the scheme for the provision of removable bollards across the Mottram Way vehicular access shall be fully implemented and thereafter retained and maintained in good working order for the lifetime of the development.

Reason: To ensure that satisfactory access arrangements are provided, in the interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety.

9. Plant noise levels shall be limited to a rating level (L_{Ar,Tr} dB) that is no more than +1dBA above background noise levels at the façade of the nearest Noise Sensitive Receptors (NSRs). Individual plant items may need to be designed to a lower limit such that the cumulative noise level of all plant items operating simultaneously achieves the stated criteria. Should the plant contain acoustically distinguishable features such as intermittency, tones or impulsiveness, appropriate penalties (as defined in BS 4142: 2014) shall be applied to determine the maximum acceptable sound pressure level at the façade of the NSRs.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.