

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Mark	Surname:	Beevers
Company name:	Harron Homes				
Street address:	Colton House				
	Bullerthorpe Lane				
Town/City:	Leeds				
Country:					
Postcode:	LS15 9JL				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					
☐ Yes ☒ No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Former North Gawber Colliery		
Street address:	Carr Green Lane/Spark Lane		
	Mapplewell		
Town/City:	Barnsley		
Postcode:	S75 6DY		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	433231
Northing:	409673

Description:

4. 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:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

No obvious problems with the proposed changes. Issue with the mechanism (requested minor material amendment) as a recent JR case has resulted in a conclusion that it is not possible to amend reserved matters approvals under S73 or S96A of the Town and Country Planning Act. Only full or outline planning permissions can be amended using those powers. You would therefore need to look at a full application for plot substitutions.

5. 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 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.

Remediation and restoration of site (Full permission) and erection of up to 325 dwellings, associated infrastructure and open space (Outline with all Matters Reserved Except Access).

Reference number: Date of application decision:

Please provide a description of the reserved matters for which you are seeking consent:

This application seeks to secure reserved matters consent for an amended scheme to that already approved and being constructed on site, effectively relocating 14 properties in order to avoid ground issues which have been encountered during the course of development. The properties proposed have already been approved on the site (no new house types) so the appearance of the properties should not be a major issue only their new positioning within the site. Landscaping will follow the same principles as previously approved but planting will be relocated as part of this scheme. The scale of development remains unchanged given that no new property types are introduced and the total number of units remains as previously approved. The outline consent was not subject to Environmental Impact Assessment.

Has the development already started? ☒ Yes ☐ No If Yes, please state when the development was started:

Have the development been completed? ☐ Yes ☒ No

6. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

7. Supporting Information

Please provide the following information:

Please list (with reference numbers) all relevant drawings that were approved as part of the original decision:

None - Outline
313-100 Rev K is the layout plan approved as part of the reserved matters submission currently being constructed on site.

Please list all drawing numbers submitted with this application for approval:

313-100 Rev S Layout Plan
313-99 Rev A - Location Plan
PD/51/01 - Birkwith Brick
PD/70/02 - Alderton Brick
PD/71/01 - Baybridge Brick
PD/85/01 - Buxton Elevations
PD/85/03 - Buxton Floor Plans

7. Supporting Information

PD/54/01 - Nidderdale Brick
PD/06/03 - Salcombe Elevations
PD/06/01 - Salcombe Floor Plans
PD/56/02 - Settle Brick
PD/55/01 - Windsor Brick
G2-00-PD - Single Garage
G1-00-PD - Double Garage

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

N/A - Outline
Amendment to details submitted at the reserved matters stage due to ground conditions encountered during construction.

8. 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.



Date

07/11/2017