



**Planning and Building Control**  
**Economic Regeneration - Place Directorate**  
 Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG  
**DevelopmentManagement@barnsley.gov.uk**  
**www.barnsley.gov.uk/services/planning-and-buildings**

## 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)
<input type="text" value="436209"/>	<input type="text" value="408018"/>

Description

Former Belmont Care Home and adjacent Farm Land between Garden House Close and Back Lane, Monk Bretton, Barnsley, S71 2DY

## Applicant Details

### Name/Company

Title

Mr

First name

Nathan

Surname

Green

Company Name

Big City Co Monk Bretton Limited

### Address

Address line 1

Sterling House

Address line 2

Maple Court

Address line 3

Tankersley

Town/City

Sheffield

Country

United Kingdom

Postcode

S753DP

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## 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

Demolition of former care home, existing farm house and farm buildings and erection of residential development of upto 82 no. dwellings  
(Outline with all matters reserved apart from means of access)

Reference number

2019/0991

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

06/04/2021

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

Demolition of former care home, existing farm house and farm buildings and erection of residential development consisting of 76 unit housing development.  
Supporting environmental assessment documentation submitted at outline stage.

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.

17-D15-09 RevA Proposed Site Access  
17-D15-11 Proposed Vehicle Tracking  
20190991 Site Access Plan  
20190991 Site Layout  
20190991 Topographical Survey

Please list all drawing numbers submitted with this application for approval

0026-001-NIE-SI-ZZ-DR-A-005 - P10 - Proposed Site Layout  
0026-001-NIE-SI-ZZ-DR-A-90\_107-P1 - Street Elevations  
ASGF-NIE-APT-00-DR-A-20\_112-P2 - Apartments A-B  
ASGF-NIE-HTA2-ZZ-DR-A-20\_101-P1 - House Type A2  
ASGF-NIE-HTA3-ZZ-DR-A-20\_113-P1 - House Type A3 - As Handing  
ASGF-NIE-HTA-ZZ-DR-A-20\_100-P1 - House Type A - AS Handing  
ASGF-NIE-HTD-ZZ-DR-A-20\_104-P1 - House Type D - As Handing  
ASGF-NIE-HTE3-ZZ-DR-A-20\_114-P1 - House Type E3 - As Handing  
ASGF-NIE-HTE-ZZ-DR-A-20\_105-P1 - House Type E - As Handing  
ASGF-NIE-HTG-ZZ-DR-A-20\_107-P1 - House Type G - As Handing  
ASGF-NIE-HTG-ZZ-DR-A-20\_115-P1 - House Type G Var - As Handing  
ASGF-NIE-HTI-ZZ-DR-A-20\_109-P1 - House Type I - As Handing  
4019/FRA Rev 1 - Flood Risk Assessment Report  
4019/DSR Rev 1 - Drainage Strategy Report  
4019\_SK001 - Drainage Strategy Design drawing

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

Site layout doesn't follow the indicative site layout submitted at outline, plot numbers reduced and site access amended

## 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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Oliver Bush

Date

20/06/2022