

SW/01/n1982

Planning Development Management
Barnsley Metropolitan Borough Council
1 Westgate
Western Street
Barnsley
S70 2DR

16th February 2024

Dear Sir/ Madam

RE: Planning Application under Section 73 of the Town and Country Planning Act (1990) to vary condition 2 pursuant to Planning Permission ref: 2023/0195 for Residential development of 95no. dwellings (Amended Plans) at Land North of Barnburgh Lane, Goldthorpe.

nineteen47 is instructed on behalf of Homes by honey [the "Applicants"] to submit a planning application under Section 73 of the Town and Country Planning Act to vary Condition 2 pursuant to Planning Permission ref: 2023/0195.

Context of Proposals

In November 2023, Planning Permission was granted for the residential development of 95no. dwellings.

Condition 2 of ref: 2023/0195 states the following:

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:

- *Planning Layout -008 Rev F*
- *Soft Landscape Proposals GL204701B*
- *Soft landscape Proposals GL204702B*
- *Boundary Treatment Plan 700 Rev B*
- *Garden Areas Plan 101 Rev B*
- *Phase 2 Geotechnical * Geo-Environmental Site Investigation Report in regard of the proposals, as prepared by Eastwoods Consulting Engineers Ltd ref: 47619-004 dated 19th January 2023.*
- *Elevation and floor Plans submitted in relation to the following house types: The Acacia, The Avocado, The Buckwheat, the Beechwood, The Dandelion, The Chestnut, The Clover, The Eucalyptus, The Jarrah, The Lavender, the Linden, and The Rosemary.*

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

Proposed Variation

This Section 73 application seeks to make amendments to the Planning Layout associated to condition 2, and subsequently update any other plans associated with condition 2 to accord with the new layout.

Condition 2 currently refers to the following plans:

- *Planning layout – 008 Rev F*
- *Soft Landscape Proposals GL204701B*
- *Soft Landscape Proposals GL204702B*
- **Boundary Treatment Plan 700 Rev B**
- **Garden Areas Plan 101 Rev B**

Following the grant of the permission, and receipt of detailed engineering plans, the applicants have identified some retaining walls and external works that with layout changes would not be required as anticipated.

A number of plots with garages to the north of the site currently require retaining walls of over 2 meters to support the structures. Commercially, these plots would be better repositioned elsewhere on site.

Subsequently, this application proposes to replace the above plans with the following documents:

- *Planning Layout – 008 REV M*
- *Soft Landscape Proposals GL204701G*
- *Soft Landscape Proposals GL204702G*
- *Boundary Treatment Plan 700 Rev G*
- *Garden Areas Plan 101 Rev E*

The revised layout features the same number of each house type, but has repositioned several plots as outlined below:

- Detached plots with garages (Rosemary) 63 and 64 have been swapped with the semi-detached 'Avocado' house types without garages. Rosemary are now located at plots no. 53 and 54.
- Plots no. 61 and 62 are also the avocado house types. With the Beech house types repositioned to plots no. 59 and 60.
- The Jarrah house type with garage has been repositioned from plot 60 to plot 52.
- The Chestnut house types have been repositioned from plots no. 56 and 57 to plots no. 55 and 56.
- The Lavender house types have been repositioned from plots no. 58 and 59 to plots no. 57 and 58.

A footpath and gabion wall amendment has been included in the updated layout to facilitate level changes for the pump station. Additionally, the position of garages to plots 18, 19, 25 and 26 have been amended slightly, now positioned closer to the associated dwellings.

Section 38 Amendments


The revised planning layout also responds to comments raised by highways during the Section 38 discussions, resulting in the following amendments:

- The hard margin width has been reduced to 0.675m to align with the BMBC Highways Standard.
- The road to the south of plots 8 and 16 will be raised by approximately 200mm to become the level with the block paved raised table at the junction.

The proposed alterations are considered to be in accordance with relevant Development Plan policies and it is respectfully requested that the application is supported.

I trust that the following information is satisfactory, however please do not hesitate to get in touch should you require further information.

Yours faithfully



Sarah Wills
Associate Director

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