



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

Ms P McAllister
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5 Benton Office Park
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Horbury
Wakefield WF4 5RA
By email

My Ref: 2023/0793 & 2026/ENQ/00017
Your Ref:
Date: 17/02/2026
Enquiries Elaine Ward
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Dear Sir

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

APPLICATION FOR NON-MATERIAL AMENDMENT to planning permission
2023/0793 (Variation of condition 2 (approved plans) relating to application
2019/0577 to enable changes to the window arrangements on the Edinburgh house
type (9no plots) -Demolition of vacant former hospital buildings and residential
development of 70 no dwellings and associated works) granted on 08/03/2024.

Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough, Barnsley

The changes proposed by the Non- Material Amendment are:

Non material amendment to planning permission 2023/0793 to make minor changes
to layout to relocate two no. parking spaces serving plot 45 from their approved
position to land adjacent to plot 46. The non material amendment application is
retrospective.

A statement accompanying the application for Non Material Amendment justifies the
proposed changes as follows:

*“During the course of site implementation, it became apparent that the originally
approved siting of the parking spaces for Plot 45 is impractical to deliver as drawn.
This is due to site-specific layout considerations identified during construction which
were not fully evident at the time of approval. As a result, a minor revision to the
positioning of the parking spaces is required to ensure a functional and deliverable
arrangement while maintaining the overall intent of the approved scheme”.*

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, assessed against the approved plans and a site visit has been undertaken to view the location of parking spaces as constructed adjacent to Plot 46 which are being applied for in this NMA application. It is considered that these amendments will not impact significantly on public rights of ways, drainage or biodiversity, nor alter the nature or scale of the original permission, nor is it likely to result in loss of visual amenity.

In addition, the parking spaces remain in close proximity to plot 45 and the total number of parking spaces within this cul de sac area remains the same. The neighbours at Plot 46 will not be significantly affected and there will be no impact on highway safety or access for emergency vehicles. Whilst there is a slight loss of informal amenity space, this is not considered significant.

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 2023/0793.

Overall, the proposed changes are inconsequential in terms of its scale in relation to the original permission.

Taking into account all of the above the **non-material amendment is acceptable.**

As such, approved site layout plan Rev U will be replaced by Site Plan REV W

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:

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2023/0793 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