BARNSLEY
Metropolitan Borough Council

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 removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

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. Site Address

Number	
Suffix	
Property name	Land at
Address line 1	Peel Trade Park
Address line 2	Twibell Street
Address line 3	
Town/city	Barnsley
Postcode	S71 1DL

Description of site location must be completed if postcode is not known:

Easting (x)	435129
Northing (y)	407034

Description

2. Applicant Details

Title	Mr
First name	Andrew
Surname	Hayton
Company name	Venture Business Space Limited/Peel Investments (North) Limited
Address line 1	93-95 Alfred Gelder Street
Address line 2	
Address line 3	
Town/city	Kingston upon Hull

2. Applicant Details

Country	United Kingdom
Postcode	HU1 1EP

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Guy
Surname	Dawson
Company name	Dixon Dawson Chartered Architects
Address line 1	28 Kenwood Park Road
Address line 2	
Address line 3	
Town/city	Sheffield
Country	United Kingdom
Postcode	S7 1NF
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed builder's merchants building hosting showroom, offices and storage warehouse (Use classes B1(c), B2 and B8 with trade counter), external yard to be used as materials storage area and provision of associated parking, lighting columns, perimeter fencing and hard and soft landscaping

Reference number

2019/1354

Date of decision (date must be pre-application submission)	20/05/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 14 - Landscaping

4. Description of the Proposal

Condition 15 - Ecological Mitigation
Condition 20 - Twibell Street Boundary Wall

Has the development already started? (●) Yes ( ) No

If Yes, please state when the development was started (date must be pre-application submission): 31/08/2020

Has the development been completed? ( ) Yes (●) No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Condition 14 - Landscape
Drawing reference amended to 191/PA/01B - wording to be amended.
Condition 15 - Ecological Mitigation
Drawing reference amended to 191/PA/01B - wording to be amended.
Condition 20 - Twibell Street Boundary Wall
Proposed boundary wall to be replaced with 2.4m Nylofor security fencing. Wording of Condition to be amended.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 14 - Landscaping:
'All planting, seeding or turfing comprised in the approved landscaping scheme set out on drawing number 191/PA/01B 'landscape proposals - planning planting detail' shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan Policy GD1 General Development.'

Condition 15 - Ecological Mitigation:
The ecological mitigation measures identified in the ecological survey and set out on the approved drawing number 191/PA/01B 'landscape proposals - planning planting detail' shall be carried out simultaneously with the landscaping scheme, that is in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner.
Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.'

Condition 20 - Twibell Street Boundary Wall:
No part of the development shall be occupied or brought into use until the 2.4m high Nylofor fencing and gates shown on the approved plan have been constructed to the full length of the Twibell Street boundary and the fence shall be retained thereafter for the duration of the development.
Reason: In the interests of the visual and residential amenities of the locality in accordance with Local Plan policy GD1 General Development

6. 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

7. 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	Mrs
First name	
Surname	
Reference	e-mail/telephone

Date (Must be pre-application submission)

07/10/2020

7. Pre-application Advice

Details of the pre-application advice received

To change the wall to fencing, an application to vary the condition will be required including amended landscaping scheme to embankment.

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ○ The applicant
- ◉ The agent

Title	Mr
First name	Guy
Surname	Dawson
Declaration date (DD/MM/YYYY)	09/10/2020

☑ Declaration made

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 (cannot be pre-application)	09/10/2020