



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. Applicant Name, Address and Contact Details

Title:		First Name:		Surname:	N/A
Company name:	Condie Developments Ltd				
Street address:	Fairhurst House				
	7 Acorn Business Park			Telephone number:	
	Heaton Lane			Mobile number:	
Town/City:	Stockport			Fax number:	
Country:	Cheshire			Email address:	
Postcode:	SK4 1AS				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jack	Surname:	Moreton
Company name:	Jennings Design Associates				
Street address:	The Warehouse				
	Saxon Street			Telephone number:	01613365011
				Mobile number:	
Town/City:	Denton			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	M34 3DS			jack.moreton@jda-architects.com	

3. Site Address Details

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

House:		Suffix:	
House name:	Bed Factory Outlet		
Street address:	Upper New Street		
Town/City:	BARNLEY		
Postcode:	S70 1LP		

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

Easting:	434529
Northing:	405975

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:	Mr	First name:	James	Surname:	Hyde
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Reference:	2016/ENQ/00082 - Former Bed Factory Outlet, Upper
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Date (DD/MM/YYYY):		(Must be pre-application submission)
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Details of the pre-application advice received:

Given the current use of the site a new retail unit of a similar footprint and scale would be acceptable in principle. It is acknowledged there would be a lack of parking and servicing opportunities but that would be similar to the current situation which could continue and potentially accommodate a number of alternative uses under permitted development rights in any case. There are also a number of pay and display car parks within walking distance of the site for staff and customers. The proposed initial designs look acceptable and would be a welcome improvement to the current site which has had limited attention over recent years.

The proposed Hot Food Takeaway would be an acceptable town centre use and would unlikely conflict with neighbouring uses. Highways have stated it could generate on street parking which could interfere with the free flow of traffic, especially given the adjacent road is relatively busy and serves the supermarket. Furthermore, Takeaways generally generate short stays where customers/delivery drivers are unlikely to park up in the neighbouring surface car parks. As such, it would be recommended on-site parking is provided to serve that use so it could be utilised by customers and delivery drivers.

5. Description of the Proposal

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

Change of use of the lower ground floor from retail to 2 no. fast food outlets (A5)
and demolition and reconstruction of upper ground floor to retain (A1) retail use.

Application reference number:	2016/0452	Date of decision:	14/11/2016
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Please state the condition number(s) to which this application relates:

Condition number(s):	2
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Has the development already started?	☒ Yes ☐ No	If Yes, please state when the development was started:	15/11/2016
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Has the development been completed?	☐ Yes ☒ No
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6. Condition(s) - Removal

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

The size of the unit has been reduced at the upper ground floor dew to clients requirements. Hence the plans (Nos 904-A-002-C, 904-A-004-B & 904-A-005-B) have been amended.

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

Condition updated to the updated amended plans.

7. 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

8. Certificates (Certificate A)

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ 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