

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (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)

Description

Land immediately to the South of the Woolley Miners Welfare Football Ground.

Applicant Details

Name/Company

Title

Mr

First name

Bryan

Surname

Simpson

Company Name

Ben Bailey Homes Ltd.

Address

Address line 1

Brook House

Address line 2

Barnsley Road

Address line 3

Dodworth

Town/City

Barnsley

County

South Yorkshire

Country

United Kingdom

Postcode

S75 3JT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Residential development of 114no. dwellings and associated works at the former Woolley Colliery site, Woolley Colliery Rd, Darton, Barnsley.

This application seeks to amend only the Southern parcel of the site comprising 42 dwellings and is to vary only the Housetypes and associated materials / layouts.

Reference number

2024/0867

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

05/06/2026

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

Condition number(s)

Condition 2 - Approved Plans
Condition 3 - Approved Materials

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/07/2026

Has the development been completed?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

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

Change of ownership of the southern parcel of land (42 plots); application therefore seeks to change to Ben Bailey House types from the currently approved Gleeson Homes types allowing more choice for customers and simultaneous development with the Gleeson scheme to the North.

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

Approve revised house types and layout along with associated materials.

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

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Contents of email 1st July 26 from Laura Bennett, extracted below:-

I can confirm that we wouldn't require a deed of variation as the current S106 also allows for S73 applications.

The following documents would be required as part of the planning submission:-

House Types – plans and elevations
Site plan including materials key
List of materials proposed
Amended D&A/Planning Statement
Landscaping scheme
Planning form and fee
Any other external works
Details of sub station if this is moving and elevations

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

- ☐ Yes
☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:**Number:**

5

Suffix:**Address line 1:**

Europa Court

Address Line 2:

Sheffield Business Park

Town/City:

Sheffield

Postcode:

S9 1XE

Date notice served (DD/MM/YYYY):

07/08/2026

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Bryan

Surname

Simpson

Declaration Date

07/08/2026

- ☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Bryan Simpson

Date

07/08/2026