All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being acknowledged, as our Planning system is being upgraded. We apologise for any inconvenience this may cause.

Application for Approval of Details Reserved by Condition

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

Brierley Village Club

Address Line 1

Church Street

Address Line 2

Brierley

Address Line 3

Barnsley

Town/city

Barnsley

Postcode

S72 9JG

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

Easting (x)

441084

Northing (y)

410959

Description

Applicant Details

Name/Company

Title

MR

First name

BEN

Surname

WILSON

Company Name

GREYSTAR HOMES LTD

Address

Address line 1

20 SWAN STREET

Address line 2

Address line 3

Town/City

MANCHESTER

County

Country

Postcode

M4 5JW

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

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

Change of use and conversion of vacant village club (Use Class F1e) to three residential units (Use Class C3). Including demolition of existing single storey extension. (Amended Site Layout)

Reference number

2025/0831

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

21/10/2025

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

Condition number(s)

3, 4, 9 and 10

Has the development already started?

- [x] Yes
- [ ] No

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

01/10/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

This application seeks to formally discharge conditions 3, 4, 9, and 10 in full. Development works have recently commenced on-site, limited to initial internal strip-out, leaving all external structures and the roof space entirely undisturbed.
The following details and materials are submitted for approval:
1. Condition 3 (Boundary Treatments)
Details Submitted: A comprehensive site plan layout and elevation drawings indicating the precise positions, heights, and specifications of all new perimeter boundaries.
Materials: 1.8-metre high close-boarded timber fencing to private garden boundaries and matching brick walls as detailed on drawing ref: Boundary Drawing Number PL-102 dated 09/09/2026.
2. Condition 4 (Bicycle Parking)
Details Submitted: Site plan location and design drawings showing dedicated, sheltered, and secure cycle storage facilities designed in strict compliance with the LTN 1/20 Cycle Infrastructure Design standard.
Materials: Weatherproof, enclosed storage units featuring internal Sheffield-style steel anchors fixed to a concrete base as detailed on drawing ref: Bike Drawing Number BVC-112.
3. Condition 9 (Biodiversity Mitigation and Enhancement)
Details Submitted: Full details and locations of the required bird and bat boxes, along with ecological mitigation specifications.
Materials: Biodiversity Enhancement Plan drawing ref: PL-101.
4. Condition 10 (Ecological Clerk of Works - ECoW)
Details Submitted: Confirmation of the appointment of an appropriately experienced and qualified ecologist to act as the Ecological Clerk of Works (ECoW).
Materials: ECoW Appointment Letter and initial Site Inspection Methodology detailing how the remaining structural demolition (including the removal of the single-storey side extension) and roof works will be actively monitored in line with the approved Bat Report.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Adam Turner

Date

25/10/2026