

Planning and Building Control
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

PLANNING PORTAL SUBMISSION REF: PP-13104626

28th June 2024

Dear Sir/Madam,

RE: FULL PLANNING APPLICATION FOR CHANGE OF USE FROM POULTRY SHED TO EQUESTRIAN USE

LITTE DOUBTING FARM, HARTCLIFF HILL ROAD, BARNSELEY, S36 9FS

Spawforths are instructed on behalf of our client, Tom Harper, to prepare and submit a full planning application for the proposed change of use from a poultry shed to equestrian use at the above address.

In accordance with the agreed procedures of Barnsley Council, this application is submitted electronically via the Planning Portal (Planning Portal ref: **PP-13104626**). [REDACTED]

Document Title	Prepared by	Ref no. / Drawing no. / Rev	Size / Scale
Application Form and Certificates	Spawforths	-	N/A
Planning Justification Letter	Spawforths	P4608-SPA-LT-002-A	N/A
Location Plan	Spawforths	P4608-SPA-XX-ZZ-DR-A-00 001	1:1250 @ A3
Site Plan	Spawforths	P4608-SPA-XX-ZZ-DR-A-10 002	1:500 @ A3
Existing Plans & Elevations	Spawforths	P4608-SPA-XX-ZZ-DR-A-10-103	Various @ A1
Proposed Plans & Elevations	Spawforths	P4608-SPA-XX-ZZ-DR-A-10-104	Various @ A1
Site Photo Montage	Spawforths	P4608-SPA-PP-TP-001-A	N/A

To enable you to consider the proposed development, this letter has been prepared to provide planning justification, having regard to the relevant local and national planning policy framework, as well as the key material planning consideration relevant to the Site and proposed development.

Site Context and Description

The land subject to this application (hereafter referred to as “the Site”) is located within Little Doubting Farm, Hartcliff Hill Road. The Site is located 2.5km south-west of Penistone and 11km south-west of Barnsley. The Site is within the Barnsley Metropolitan Borough Council authority area. The land is part of a wider land holding (as shown within blue line of drawing ref P4608-SPA-XX-ZZ-DR-A-00 001 submitted) which extends to approximately 4.3 hectares in size. The land subject to this application, within the red line boundary of this drawing, measures 0.33 hectares.



Figure – Aerial Image of Site (Building Subject to the COU outlined in Red Boundary)

The wider Site of Little Doubting farm consists of the existing farmhouse, residential buildings and structures related to the agricultural use of the land. There is an extensive planning history associated with the wider site, which is outlined in full within the ‘*Relevant Planning History*’ section of this letter.

The building which is subject to this change of use application was previously in use as a poultry shed for the keeping of chickens. The north-east corner of the building has been converted into a workshop, under the provisions of Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 – see drawing reference P4608-SPA-XX-ZZ-DR-A-10-103 which demonstrates this.

The Site gains access from Hartcliff Hill Road to the north, which provides eventual connection to the A628. The Site is in a rural location, with no settlements within a 1.25km radius of the Site. To the north, beyond Hartcliff Hill Road lie open fields for agricultural use and residential properties. Bordering the Site to the east lies a large cluster of densely packed trees, with further open fields and agricultural uses beyond. To the south and west also lie open fields in agricultural use.

The Site is located within the designated Green Belt – as such the relevant Green Belt policies of the Local Plan and National Policy will apply. The Site is located within Flood Zone 1, which is identified by the Environment agency as being at low risk of flooding. All other relevant designations are outlined within the ‘Non-Policy Designations’ table within this document.

Relevant Planning History

We have identified the previous applications for the area which are shown on Barnsley MBC’s web based public access system. These have been outlined below:

Application Ref.	Description of Development	Site Address	Decision
2015/1394	Erection of extension to egg production unit building	Little Doubting Farm, Hartcliff Hill Road, Sheffield, S36 9FS	Approved – 20.11.2015
2015/1447	Erection of agricultural workers dwelling	Little Doubting Farm, Hartcliff Hill Road, Sheffield, S36 9FS	Withdrawn – 07.12.2015
2016/0115	Erection of extension to existing farmhouse to form annex accommodation	Little Doubting Farm, Hartcliff Hill Road, Sheffield, S36 9FS	Withdrawn – 04.02.2016
2016/1103	Erection of single storey annex extension to dwelling.	Little Doubting Farm, Hartcliff Hill Road, Sheffield, S36 9FS	Approved – 16.09.2016

2022/0466	Conversion and alterations of former barn to residential tourist accommodation	Little Doubting Farm, Hartcliff Hill Road, Sheffield, S36 9FS	Refused – 30/05/2022
2023/0665	Erection of menage 36m x 17m (Retrospective)	Little Doubting Farm, Hartcliff Hill Road, Sheffield, S36 9FS	Pending Consideration

Non-Policy Designations

Non Policy Designation or Planning Consideration	Site Address / Proximity to the Site
Conservation Areas	The site is not within a Conservation area.
Listed Buildings	None on or within the vicinity of the Site.
Ancient Monuments	None on or within the vicinity of the Site.
Archaeological Sites	None on or within the vicinity of the Site.
Tree Preservation Orders	None on the Site.
SSIs/SSSIs	None on the Site. The Spring Meadows, Alderman's Head & Cow Croft Meadows SSSI is located 500m south of the Site.
Flood Risk Zone	The Site is within Flood Zone I
Other Ecology Designations	None on the Site.
Rights of Way (PROW / Bridleway)	No formal Public Rights of Way cross the Site
AONB or Landscape Designation	None within close proximity to the site.

Development Proposals

The Application Site seeks full planning permission for the proposed development as follows:

FULL PLANNING PERMISSION FOR CHANGE OF USE FROM A POULTRY SHED TO EQUESTRIAN USE

The proposed development will consist of full planning permission to change the use of an existing poultry shed to an equestrian use. As detailed on the proposed plans (Reference P4608-SPA-XX-ZZ-DR-A-10-104), the building will be used for four stable units, with area for storage and an indoor equestrian arena. The equestrian use of the building will relate to the personal use of the applicant and their family and will not represent a commercial enterprise. The existing workshop within the north-eastern corner of the building (top left as shown on the floor plans) will be retained for its current use and separate from the proposed equestrian use.

The proposed change of use will facilitate external alterations to the host building. However, these will be limited to the addition of doors and a reconfiguration of the fenestration. Elevations B (south side facing) and D (north side facing) will be retained and unaltered. Elevation A (front) will have a sliding access door installed and the existing ventilation hatches re-purposed as windows. Elevation C (rear) will have the existing service door retained and also the existing ventilation hatches re-purposed as windows. There will be no extension to, or enlargement of the building.

The schedule of floorspace for the building is outlined below:

	Existing Floor Space (sqm)	Proposed Floor Space (sqm)
Poultry Barn	1,188	0
Workshop	132	132
Menage & Stables	0	1,188
Total	1,320	1,320

Planning Policy Framework

Sections 38 of the Planning and Compulsory Purchase Act 2004 states that application should be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

This section identifies the planning policies and other material considerations which are relevant to this proposal.

The Local Plan

The relevant Statutory Development Plan is the Barnsley Metropolitan Borough Local Plan (adopted January 2019). A review of the Local Plan Allocations Map shows that the Site is located within the designated Greenbelt. As such, local and national policies pertaining to the Greenbelt will apply. The Site, being in a rural location, is not within any settlement boundaries. There are no other Local Plan designations which are identified to apply to this Site.

The following Local Plan Policies considered relevant to this development have been listed as follows:

Policy Reference	Title
SD1	Presumption in Favour of Sustainable Development
GD1	General Development
E6	Rural Economy
D1	High Quality Design and Placemaking
GB1	Protection of the Greenbelt
GB2	Replacement, extension and alteration of existing buildings in the Green Belt
GB3	Changes of use in the Green Belt

Due to the context of the Site, and the relatively straightforward nature of the development proposal, it is considered that there are limited Local Plan Policies considered relevant to assessing the application. Notwithstanding this, a robust assessment has been undertaken.

National Planning Policy Framework 2023 (NPPF)

The NPPF sets out the purpose of the planning system is to contribute to the achievement of sustainable development. It establishes a presumption in favour of sustainable development and the Government's objective to build a strong and competitive economy.

The key elements of the NPPF relevant to the Site are, in summary as follows:

- Achieving sustainable development;

- Making effective use of land;
- Achieving well-designed and beautiful places; and
- Protecting Green Belt Land

A presumption in favour of sustainable development is central to the NPPF and such development should be approved without delay unless the adverse impacts would significantly and demonstrably outweigh the benefits. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These relate to economic, social and environmental objectives.

Para 123 of the NPPF states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Para 124 goes on to state that Planning decisions should promote and support the development of under-utilised land and buildings.

In respect of Design, the NPPF advises through Para 135 that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, as well as being visually attractive and maintain a strong sense of place.

Chapter 13 of the NPPF outlines national planning policy and guidance in relation to protecting the Greenbelt. Para 142 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

As per para 152, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para 155 provide a closed list of forms of development which are considered to not be inappropriate in the Greenbelt, provided they preserve its openness and do not conflict with the purposes of including land within it. Included in this list under d.) and e.) respectively are the re-use of buildings provided that the buildings are of permanent and substantial construction; and material changes in the use of land.

Reasoned Justification of Development

Principle of Development

As previously noted, Site is located within the designated Green Belt. As such, Local and National Policies relating to the Green Belt and retaining its openness and character will apply.

Local Plan Policy GB1, titled 'Protection of Green Belt', aligns with the NPPF guidance on the principles and purposes of the Green Belt, and defining what constitutes as inappropriate development. As per Para 153 of the NPPF, re-use of existing buildings and material change of use of land are stated as forms of development that are not inappropriate and preserve openness. This Application proposes the material change of use of an existing agricultural building to an equestrian use. It is established that equestrian uses are deemed to be acceptable within the Green Belt, subject to an assessment on impact of openness and any conflict with the purposes of the Green Belt.

Policy GB2 outlines that, provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, extensions or alterations of a building where the total size of the proposed and previous extensions does not exceed the size of the original building will be deemed allowable within the Greenbelt. This Application shows that the alterations to the existing agricultural building in order to facilitate the material change of use will consist solely of external alterations, consisting of the addition of doors and a reconfiguration of the fenestration, with no extensions to, or other enlargement of the building.

Policy GB2 also states that such developments within the Green Belt are expected to be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials. The modest and minor alterations to the existing building will retain its character and appearance in relation to its agricultural and rural setting, with no other aspects which contravene this guidance.

Policy GB3 titled 'Change of Use in the Green Belt' states that change of use or conversions of buildings within the Green Belt will be allowable where the existing building is of a permanent and substantial construction and that the loss of any building from agricultural use will not give rise to the need for a replacement agricultural building. The existing drawings and recent photos provided within this application demonstrates that the existing agricultural building is of a permanent and substantial construction, with no significant works required in a structural capacity to facilitate the proposed change of use. The Applicant has confirmed that the existing building has not been used for the housing of poultry for a

number of years and is no longer required for agricultural use. As such, its replacement for further agricultural use will not be required.

Policy E6 of the Local Plan, titled 'Rural Economy', notes the importance of maintaining and enhancing sustainable rural communities. This proposal does not represent a change of use for commercial or business operations, as such considerations of a viable rural economy are not applicable. However, this policy reinforces that development in rural areas will be expected to not have harmful impact on the countryside, Green Belt or local character of the area. Furthermore, proposals should consider the re-use of existing rural buildings in the first instance. The proposed equestrian use of the building is wholly appropriate use within the countryside and within the Green Belt. The Proposed Development is considered to be fully compliant with these policy requirements.

It has been assessed that the proposed change of use and modest alterations to the fenestration of the existing building will not conflict with the purposes of the Greenbelt or represent inappropriate development as defined by the NPPF. The proposed development will preserve the opens and character of the Greenbelt. As such, the proposal will comply with Local Plan Policies GB1, GB2, GB3 and E6, and the guidance contained within Chapter 13 of the NPPF.

Design

Local Plan Policy GD1 titled 'General Development' outlines the key generic requirements for all development. This policy is supported by Policy D1 'Design', which sets the overarching design principles for the Barnsley District area. Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the local character of the area. In the absence of any new buildings or significant built development, it is considered most of the guidance within these policies will not be applicable to the Proposed Development.

As previously stated, the proposed change of use will facilitate external alterations to the host building. However, these will be limited to the addition of doors and a reconfiguration of the fenestration. It is considered that these are modest alterations to the building, which will not alter the size or scale of the structure. The alterations are of a level that will not significantly change the external appearance of the building, which will retain its current agricultural appearance, which is considered to relate well to the rural and agricultural surroundings and character of the Site.

On the basis of the above, it is considered that the proposed development will not have any implications in regards to impact on visual amenity. As such, the proposal will relate well to Local Plan Policies GDI and DI, and the guidance of the NPPF.

Highways and Transportation

The Site has a current off-street parking provision within the existing farm, with access gained via Hartcliff Hill Road. The development will not propose any alteration to the access arrangements of the site or result in the loss of any parking provision. Furthermore, it is assessed that no additional parking provision is required to facilitate the change of use from agricultural to equestrian. It is considered that the Proposed Development, due to its nature and the context of the existing area, will not have any impact on the existing highway network or highway safety.

Amenity and Safety:

The Proposed Development represents the material change of use of an existing agricultural building to an equestrian use, with no extensions to or enlargement of the existing building. As such, it is considered there will be no direct impacts on amenity in respect of overshadowing, overbearing or loss of light. The northernmost corner of the existing building is situated 45.00m from the closest residential buildings on the Site, with the proposed new windows on the front (north-west) facing elevation not facing onto any residential buildings or land. As such, it is clear there will be no impact in respect of overlooking or loss of privacy.

Equestrian uses and facilities are considered to be appropriate within Green Belt and will be appropriate in the context of this area. It is not foreseen that this use would cause any noise or other disturbance which would impact existing residential occupants of the wider Site and would certainly have significantly less impact from the lawful use of building for the housing of poultry. There are no public safety concerns identified which would arise from the development.

It is considered that the proposed change of use will not represent any significant threat to the residential amenity of the neighbouring occupants, and therefore will comply with the guidance contained within Policy GDI of the Local Plan.

Flood Risk and Drainage

As previously noted, the Site is located within Flood Zone I, which is identified by the Environment agency as being at low risk of flooding. The technical guidance to The Framework on flood risk establishes that

the application proposals constitute less vulnerable uses and confirms that they are therefore appropriate within Flood Zone 1. The proposed development is classed as 'Less Vulnerable' according to Table 2 of the PPG (Flood Risk & Coastal Change). There are no historical records of any flooding within the application site. The development should therefore not be considered a flood risk.

Notwithstanding the above, the proposed development represents a change of use of an existing building, with no form of new development, additional floorspace or hardstanding, and the only alterations to the existing building being internal configuration and the fenestration. As such, there will be no development which increases flood risk in any way. Consequently, there is considered to be no risk to flood risk or drainage issues associated with the scheme.

Ecology

Under the provisions of the Environment Act 2021, Biodiversity Net Gain (BNG) is a mandatory requirement on planning applications. There are however developments listed that are exempt from this. This development is assessed to be below the threshold for the mandatory BNG requirement as it does not impact a priority habitat and impacts less than 25.00sqm of on-site habitat. This Application relates to the change of use of an existing agricultural building, with no new construction or increasing the footprint of the existing structure. As such there is no impact on any form of habitat or other ecological impacts. It is therefore considered that no ecology information or reports are required to support this application, and this will not be a material planning consideration for assessment.

Conclusion

Policy SD1 of the Local Plan outlines that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It has been assessed that the proposed development will be in full compliance with the statutory development plan. Paragraph 11(c) of the NPPF outlines that planning decisions should apply a presumption in favour of sustainable development by "*approving development proposals that accord with an up-to-date development plan without delay*". There are judged to be no material planning considerations or harm caused which would weigh against this presumption.

We respectfully request that proposed development for the site as detailed on the application submitted is supported by the Local Planning Authority. This Planning Justification Letter has shown that the

application proposal accords with the requirements of the relevant planning policies contained in the statutory development plan and in national planning guidance.

We trust that the submitted information is sufficient for this full planning application to be validated and therefore we anticipate that you will confirm this in due course and that a written confirmation of the target date for a decision will be issued shortly.

Should you require any further information or clarification then please do not hesitate to contact us on the attached details.

Yours Faithfully

PATRICK STONE (BA HONS, ASSOCIATE RTPI)

Planner (AssocRTPI)

