

2025/0989

Mr Richard Spooner

Erection of storage building for equestrian purposes.

Land at Bank Cottage, Thurgoland Bank, Thurgoland, S35 7BR

Site Description

The site lies adjacent to two rural dwellings directly off Sheffield Road. The site steps up in topography from the roadside up and is bounded by post and rail fencing. There does not appear to be a vehicular access directly to the site off Sheffield Road and is accessed via the adjacent property. The site comprises a mixture of hardstanding/rubble surface with a small area of grassland.

Planning History

There is no relevant site history within the red edge area but adjacent to it there have been the following applications:

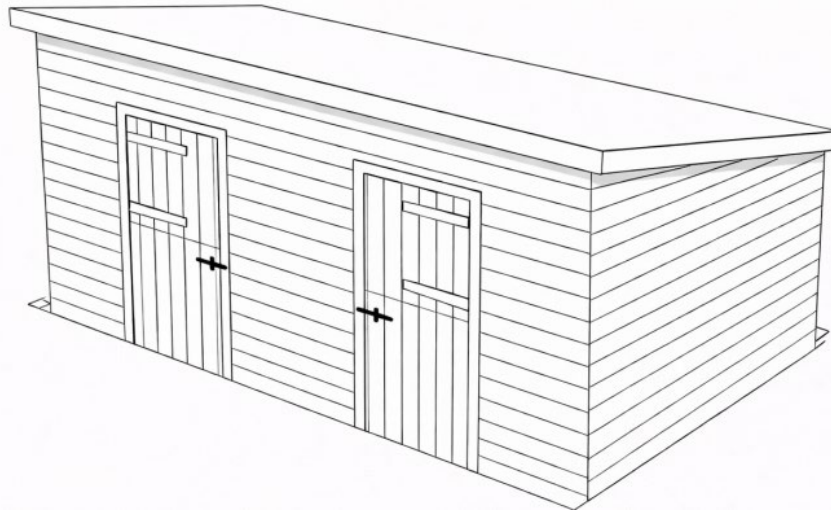
2006/0443 – Erection of a block of 3 stables – Approved with conditions

2021/0639 - Erection of stable block – Approved with conditions

Proposed Development

This application seeks permission to erect a storage building to the west of Bank Cottage. The applicant has indicated on the application form it is for 'equestrian material storage' Below is a copy of the plans:





Relevant

Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy GB1: Protection of Green Belt – We will seek to protect the Green Belt in accordance with the NPPF.

Policy BIO1: Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

Policy POLL1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The most pertinent SPD's in this case are:

- Biodiversity and Geodiversity

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places
- Section 13: Protecting Green Belt Land
- Section 15: Conserving and Enhancing the Natural Environment

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Consultee	Summary of comments
Biodiversity	No objection subject to condition.
Highways	No objection subject to condition.
Local Ward Councillors	No comments received.
HSE	Do not advise against.
Pollution Control	No comments received.
Yorkshire Water	No objection.
South Yorkshire Mining Advisory Service	No objection.
The Coal Authority	No objection.

Representations

Neighbour notification letters were sent to surrounding properties. No representations have been received.

Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on visual amenity and openness of the green belt
- The impact on neighbouring amenity
- The impact on highways safety

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF states otherwise:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The application site lies within the Green Belt. The NPPF is clear that inappropriate development is, by definition, harmful to the Green Belt, and such development should not be approved except in very special circumstances. Development is inappropriate unless it falls within one of the exceptions listed in Paragraph 154 of the NPPF.

In this case, while equestrian storage does not fall under the exception for agricultural or forestry buildings, it may be considered acceptable under smallscale facilities for outdoor recreation (which can include equestrian use) may also be acceptable under Paragraph 154(b). These are acceptable where it can be demonstrated that the structure preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. The previous applications adjoining the red edge application site indicate a clear usage in this locality for equestrian purposes.-scale facilities for outdoor recreation (which can include equestrian use) may also be acceptable under Paragraph 154(b), provided they remain ancillary and preserve openness.

On this basis, the proposal is considered acceptable in principle subject to the development complying with other relevant development plan policies, including those relating to design and visual impact, residential amenity, highway safety, and biodiversity.

Visual Amenity and impact on the openness of the Green Belt

Policy D1 states that Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley including heritage and town scape.

There will be no harmful impact to visual amenity character of the local area from the proposed building. The form and materials of the proposed building is typical of a rural shed/building and reflects the character of the site.

It is small scale and has a height of only 3.6m at the highest part which slopes down to 3m and is in fairly close proximity to the other built form on the wider site and will therefore have limited impact on the openness of the green belt.

The proposal is therefore acceptable in terms of visual amenity and impact upon the character of the area in accordance with the policies GD1 and D1 of the Local Plan. This weighs moderately in favour of the proposal.

Residential Amenity

Policy GD1 states that proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

There will be no significantly detrimental impact upon residential amenity. The proposed building is set away from any residential properties and given its size and nature of the use would have limited impact on amenity.

As such, the proposal will unlikely cause harm to neighbour amenity by virtue of overlooking or overshadowing or in terms of noise or disturbance. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity. This weighs significantly in favour of the proposal.

Highway Safety

Policy T4 of the Local Plan states that new development will be expected to be designed and built to provide all transport users within and surrounding the development safe, secure and convenient access and movement.

The submitted information states that the proposed outbuilding would be used for the storage of hay and equestrian equipment in connection with the existing equestrian use of the site; as such, no intensification of use of the site access is proposed.

It is therefore considered that the proposals do not affect the current access, parking and turning arrangements of the site or otherwise adversely impact upon the highway and are viewed to be acceptable.

In view of the above, it is considered that the proposals would not result in an unacceptable impact on highway safety and meets the requirements set out in policy T4 of the Local Plan. This weighs significantly in favour of the development proposals.

Ecology/Biodiversity

Policy BIO1 of the Local Plan states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats and species, maximising biodiversity and geodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

The proposals site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone of surrounding SSSIs. The development type at this distance from these statutory sites is not anticipated as having an adverse impact upon the SSSIs. The site is not located in close proximity to non-statutorily designated Local Wildlife Sites. No adverse impact is anticipated upon such sites as a result of the proposals.

Overall, the proposal is not considered to harmfully impact ecology or biodiversity. Therefore the proposal fully accords with policy BIO1 of the Local Plan and this weighs significantly in favour of the development proposals.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential and visual amenity, nor will it negatively impact upon highway safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions