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2020/1421

Mr P Martin

Erection of Agricultural Barn

Upper Belle Clive Farm, Hartcliff Road, Cubley, Barnsley, S36 9FE

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### Description

Upper Belle Clive Farm is accessed from Hartcliffe Road via a shared access with Lower Belle Clive Farm and other surrounding properties to the south. The farm is set within the valley side and comprises of a number of barns and outbuildings. The site is surrounded by agricultural fields and various agricultural buildings used in connection with the farm and the main farmhouse.



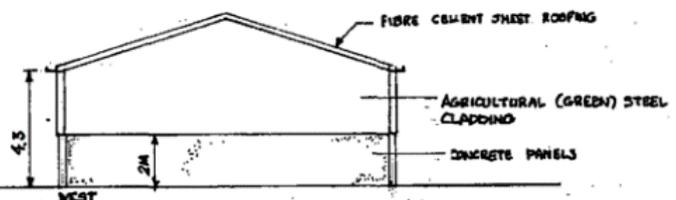
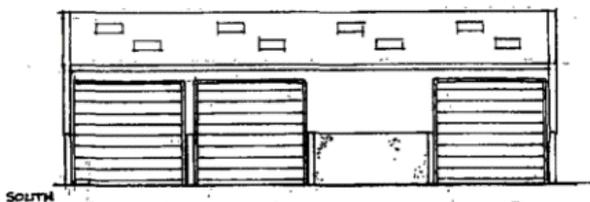
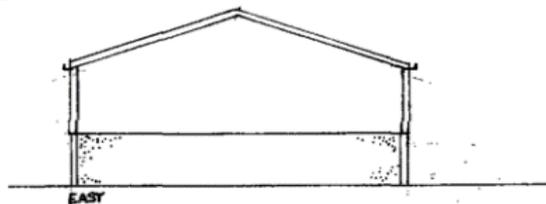
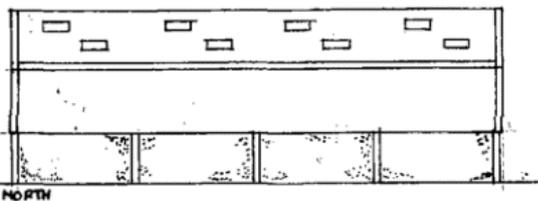
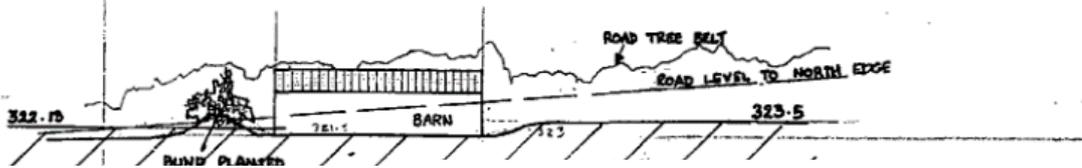
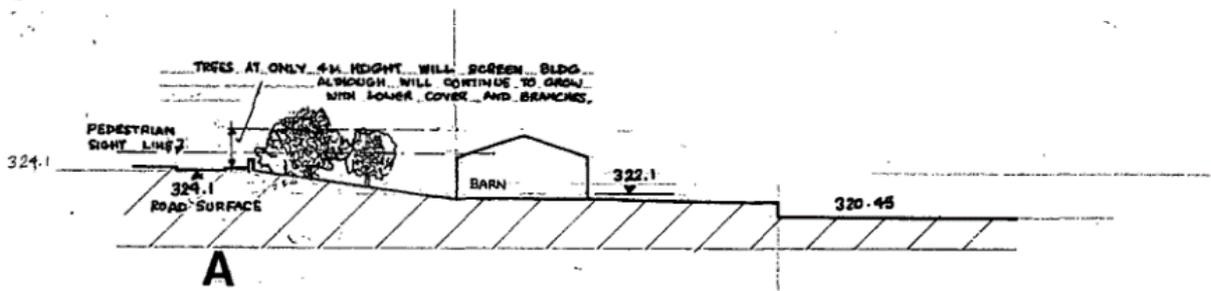
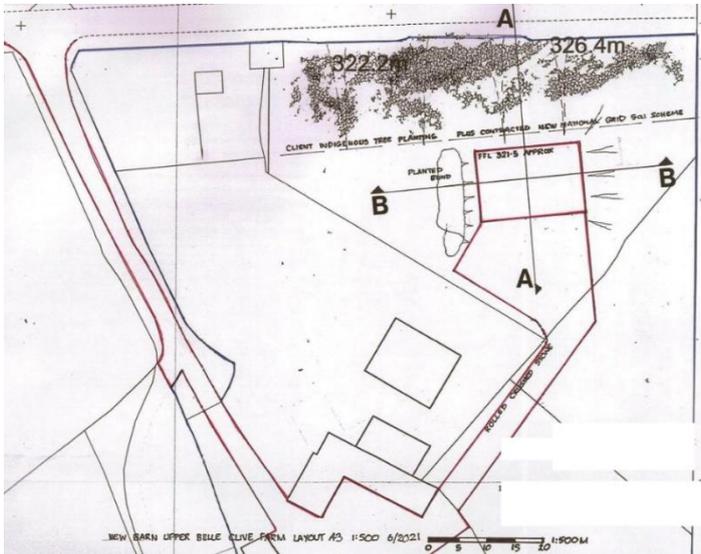
### Proposed Development

The applicant seeks permission for the erection of an agricultural storage building. The building is to measure 18.5m by 12.5m with a height to the eaves of 4.5m and approximately 6.6m to the ridge.

The building will be utilised for the storage of hay and machinery.

The application has been amended during the application process, which has reduced the size of the building and re-located it away from the back edge of the planting band, with the inclusion of additional planting.

The scheme has also taken into account the National Grid Visual Impact Provision project which carries out work that reduces the impact of existing transmission lines on the landscapes. In this instance it proposes to thicken up the area of existing planting to provide screening and act as a deterrent to access from the road.



## **Planning History**

2020/0480 - Change of use of agricultural building to dwelling (Prior Approval) – Approved

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

### Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Map and therefore the following policies are relevant:

Policy GB1 Protection of Green Belt - Green Belt will be protected from inappropriate development in accordance with national planning policy.

Other relevant policies include:

SD1 Presumption in Favour of Sustainable Development.

GD1 General Development – sets the overarching principles to ensure that the proposed development is appropriate to its surroundings.

T4 New Development and Transport Safety - 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 D1 High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

BIO1 Biodiversity and Geodiversity.

HE1 – Historic Environment

GB1 – Green Belt

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.

### NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of relevance to this application are:

Para 143: Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 145: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

## **Consultations**

Pollution Control – No comments received.

Drainage – No comments received

Tree Officer – No comments received.

Highways – No objections

Langsett Parish Council – No objections

Penistone Town Council – No objections

Ward Councillors – No comments received.

Conservation Officer – No objections are raised to the proposal in relation to heritage terms and the immediate setting of the two listed buildings at Belle Clive Farm to the south.

This is primarily due to the landform which drops gently away to the south from Hartcliff Road but also the fact there are other buildings in the way shielding the view. I would however note this is a very open and exposed site where such a development would constitute some minor harm (to the heritage setting) in the widest landscape sense.

## **Representations**

The application has been advertised by way of a site notice and properties within the vicinity have been consulted; 4 letters of objection have been received in relation to the original proposal.

Comments have been made in relation to:

- its affect on the enjoyment of the countryside
- blot on the landscape
- increasing numbers of buildings at the farm
- road being 'carved' through the fields
- large development
- impact on wildlife
- impact on residents
- impact on visual amenity.

## **Assessment**

### Principle of development

The site is located within an area designated as Green Belt where the construction of new buildings is classed as inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight is given to any harm to the Green Belt and very special circumstances do not exist unless the potential harm to the Green Belt and any other harm is clearly outweighed by other considerations.

Local Plan Policy GB1 states that the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Paragraph 145 states that, amongst others, buildings for agricultural purposes are considered appropriate development within the Green Belt; therefore the principle of development is considered acceptable.

#### Visual amenity, Openness of Green Belt and Impact on Listed Buildings

Local Plan Policy D1 High Quality Design and Place Making - Design Principles 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.'

The proposed building is of a simple traditional agricultural style construction akin to the other modern agricultural buildings around the borough. Design and materials are considered to fit in well with the rural landscape in terms of green painted metal sheeting.

The original location was considered inappropriate due to its prominence within the street scene; following discussions with the applicant, amended plans have been submitted which re-locate the barn further down and into the valley side, with the inclusion of additional planting proposed through the National Grid Visual Impact Provision (VIP) scheme and the inclusion of a bund to the west of the proposal, further screening the building when approaching from the west. Whilst the building would still be prominent in this open landscape, and would result in the introduction of an access track and hard standing it is considered that given it is set within the valley side and within close proximity to the existing farm buildings it is not considered to impact on the openness of the Green Belt.

As mentioned previously the applicant also proposes a band of screening planting, in addition to that provided within the National Grid VIP scheme; no details have been provided in relation to the planting, however a condition will be included for details to be submitted and approved.

The comments made in relation to the size of the building being out of context with the surrounding area; whilst there will be some impact of the proposal the size is not dissimilar to other agricultural buildings within the vicinity.

The proposed building is to be located some 170m to the north of the listed buildings at Lower Belle Clive Farm; the conservation officer has raised no objections to the proposal and doesn't consider that the proposal would impact the setting of the listed building given that there are buildings cited between the proposal and the listed buildings.

Based on the above assessment it is therefore considered that the proposal is considered acceptable in terms of visual amenity and in compliance with Local Plan Policy GB1, HE1 and D1.

#### Residential Amenity

Whilst comments have been made in relation to the impact on residents no specific comments have identified. The building is located some 170m to the north of the nearest residential property and is separated from these dwellings by the existing buildings associated with the farm; it is therefore considered that the proposal would not have a detrimental impact on the amenity of neighbouring properties by means of overshadowing or loss of outlook.

The building is to be utilised for the storage of machinery and hay and is not to house any livestock and it is not considered that it would lead to an increase in noise or air pollution

The comments in relation to the loss of a view have been acknowledged, however this is not a material planning consideration.

#### Highway Safety

Highways DC have not raised any objections to the proposal' it is considered that the existing access to the site is sufficient to accommodate any additional vehicles generated by the proposed building and as such is in compliance with Local Plan Policy T4.

#### Conclusion

The proposal has been assessed against relevant policies of the Local Plan and the NPPF. It is considered that the proposed development is considered acceptable an in compliance with the relevant polices as mentioned above.

#### **Recommendation**

**Approve with Conditions**