

Planning Development Management
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

Dear Sir/Madam,

Re: Barn Conversion under Class Q at Land at Lower Eastfield Farm, Eastfield Lane, Hood Green, Sheffield, S35 7AY

On behalf of Mr Paul Miller (the 'Applicant'), DLP Planning Ltd have submitted the accompanying Prior Notification Application ("PNA") to determine whether approval is required for the conversion of a former agricultural building to residential properties at Land at Lower Eastfield Farm, Eastfield Lane, Hood Green, Sheffield, S35 7AY (the 'Site').

The following documents accompany this application:

- Application form
- Site location plan
- Existing site plan
- Proposed site plan
- Existing ground floor plan & elevations
- Proposed ground floor/mezzanine plan & elevations
- Photos (as Appendix to this letter)
- Letter of confirmation
- Phase 2 Site Investigation
- Structural conditions survey

Site Context

The Site is in the southwest of Barnsley, c. 1.9 kilometres to the northeast of Thurgoland.

The former agricultural building sits in the south of Lower Eastfield Farm and is served by an existing access from Eastfield Lane.

The Site is surrounded by fields to the south, west and east, all of which are owned by the Applicant. Immediately to the north runs Eastfield Lane, and beyond this, there are further fields/grassland.

The Site is within the Green Belt as defined by the Development Plan. It is located in Flood Zone 1 on the Environment Agency's Flood Map for Planning, an area of low probability of flooding. Equally, the site has a very low risk from surface water flooding.

Figure 1 below shows an arial view of the site.



Figure 1 Aerial view of the site (source: Google Earth)

Planning History

According to Barnsley Council’s planning portal, Lower Eastfield Farm was subject to a planning application for redevelopment to create three dwellings. This included the conversion and renovation of two existing barns. The Council approved this application ref. 2019/1210 on 14th January 2020. The redline boundary of the application excluded the Site subject to the PNA.

On 14th May 2020, the Council granted planning permission for the removal of an existing agricultural shed and erection of a new apple barn for agricultural use (ref. 2019/1211). Apart from the existing agricultural shed in the north of the Site, the former agricultural building was included within the redline boundary and described as “existing shed to be retained and used for sheep and lambing”.

Proposed Development

The proposed development seeks to convert the former agricultural building into 2no. dwellinghouses under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Eligibility for Permitted Development Rights

The proposed development is in accordance with Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class Q – buildings on agricultural units and former agricultural buildings to dwellinghouses permits:

Permitted development

Q. Development consisting of—

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building’s curtilage, or

- (ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage,*

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

- (b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or*
- (c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.*

The existing building is a former agricultural building that was (but no longer is) part of Lower Eastfield Farm.

Development not permitted

Q.1 Development is not permitted by Class Q if—

- (a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—*
 - (i) on 24th July 2023, or*
 - (ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,*
- (b) in the case of a site that was (but is no longer) part of an established agricultural unit—*
 - (i) the site was part of an established agricultural unit on 24th July 2023,*
 - (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or*
 - (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,*

The Site is no longer part of an established agricultural unit. Lower Eastfield Farm ceased agricultural operations with development granted by recent planning permission for residential use. Since the end of the agricultural use of the unit, the Site has not been used for non-agricultural purposes and has been effectively vacant with no meaningful use. The conversion is not, therefore, disqualified under these terms.

- (c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,*
- (d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—*
 - (i) the cumulative number of separate dwellinghouses having a use falling within Class C3*

(dwellings) of Schedule 1 to the Use Classes Order exceeding 10, or

- (ii) the cumulative floor space of dwellings having a use falling within Class C3 (dwellings) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,*

It is proposed that through conversion of the existing barn 2no. dwellings will be created, each with 150 square metres of floor space on ground and mezzanine floor.

- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,*
- (f) less than 1 year before the date development begins—*
- (i) an agricultural tenancy over the site has been terminated, and*
- (ii) the termination was for the purpose of carrying out development under Class Q,*
- unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,*

The agricultural barn is not occupied under an agricultural tenancy and the owner is the applicant.

- (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,*

No works have been carried out under Class A(a) or Class B(a) onsite during the last ten years.

- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—*
- (i) extension of the building allowed by paragraph Q.1(i);*
- (iii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),*

The conversion will include the provision of new windows, doors and exterior elements (battens and vertical external boardings) and will be limited to 200mm.

- (i) the development under Class Q(b) would result in an extension that—*
- (i) has more than one storey,*
- (ii) is sited anywhere other than to the rear of the existing building,*
- (iii) extends beyond the rear wall of the existing building by more than 4 metres,*
- (iv) has eaves the height of which exceed the height of the eaves of the existing building,*
- (v) is higher than whichever is the lower of—*

- (aa) the highest part of the roof of the existing building, or*
 - (bb) a height of 4 metres above the ground,*
- (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or*
- (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—*
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or*
 - (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,*

The conversion will not include any extension to the existing building.

- (j) the development under Class Q(c) would consist of building operations other than—*
 - (i) the installation or replacement of—*
 - (aa) windows, doors, roofs, or exterior walls, or*
 - (bb) water, drainage, electricity, gas or other services,*
 - to the extent reasonably necessary for the building to function as a dwellinghouse, and*
 - (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),*

As part of the conversion new windows, doors, sliding doors, together with exterior elements (battens and vertical external boardings) will be fitted.

- (k) the site is on article 2(3) land,*
- (l) the site is, or forms part of—*
 - (i) a site of special scientific interest;*
 - (ii) a safety hazard area;*
 - (iii) a military explosives storage area,*
- (m) the site is, or contains, a scheduled monument,*
- (n) the building is a listed building,*

The Site is not within a National Park, the Broads, an area of outstanding natural beauty, an area designated as a conservation area, or within World Heritage Sites. Neither is it a site of special scientific interest, nor within safety hazard area, nor within a military explosive storage area. The Site does not contain a scheduled monument nor is the existing barn a listed building.

- (o) *the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or*

The converted dwellings will comply with nationally described space standards.

- (p) *the building does not have suitable existing access to a public highway.*

The exiting barn and Site have existing access to Eastfield Lane.

Assessment

Paragraph Q.2 of the GPDO requires the local planning authority to assess the development proposal solely based on specific impacts as set out below. Q.2. (1) of Class Q states that:

Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to-

- a) transport and highways impacts of the development;*
- b) noise impact of the development;*
- c) contamination risks on the site;*
- d) flooding risks on the site;*
- e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;*
- f) the design or external appearance of the building; and*
- g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,*

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The following section of this report will discuss each criterion individually.

Transport and Highways

The Site is currently accessed off Eastfield Lane, which is an adopted, classified highway. The use of the building for 2 no. dwellings would generate minimal vehicle movements, and a safe and suitable access can be accommodated as part of the proposed development. The Site offers facilities to manoeuvre vehicles allowing access and egress to be undertaken in forward gear. Therefore, it is concluded that the proposal does not require prior approval of the Authority on the basis of transport and highways impact.

Noise

The Site is to the South of Lower Eastfield Farm and is surrounded by fields. There are no noise generating uses nearby, and Lower Eastfield Farm is a low trafficked country lane.

The proposed dwellings are sufficiently distant from other residential properties to avoid causing any unacceptable impacts upon the amenities enjoyed by their occupiers.

For the above reasons, the use of the building for residential purposes would not impact adversely on any other nearby properties and the amenity of any future occupants would not be compromised.

Contamination

As part of previous applications for Lower Eastfield Farm a Preliminary Appraisal and Coal Mining Risk Assessment was undertaken by Sirius in September 2019 including the Site. In terms of contamination, the report found that pollutant linkages are possible to a variety of receptors and the risks related to these potential linkages are currently considered low to moderate. They recommended a Phase II (intrusive) geoenvironmental / contamination investigation to confirm the presence or otherwise of contaminants sources and quantify the risks to identified receptors.

Planning permission ref. 2019/1211 condition 5 required a site investigation to be undertaken. Condition 5 was discharged under ref. 2024/0591 on 10th September 2024 based on a Phase 2 Geo-technical and Geo-environmental Site investigation undertaken by Eastwood & Partners. They found that no evidence of workings within the seam of coal was recorded and therefore the risk to ground stability from past underground coal mining is considered to be low and no remedial works are considered to be necessary. They further found that no sources of ground gas / mine gas were encountered during the investigation and no gas precautions are therefore considered necessary.

Eastwood & Partners recorded elevated concentrations of lead in the reworked topsoil and elevated polycyclic aromatic hydrocarbons (PAHs) and asbestos containing materials within the made ground. At this stage the natural topsoil was considered suitable for re-use at surface within gardens whereas the reworked topsoil is not. Where made ground or reworked topsoil remains beneath gardens and areas of soft landscaping a minimum 600 mm thick capping layer was considered necessary.

As both condition 5 and recommendations of the Phase 2 Site Investigation included the Site it is considered that future occupiers would not be put at unacceptable risk from pollution or contamination by the same methodology for the delivery of those previously approved planning permissions. As the development proposals in this case is for a conversion, there is not considered to be a harmful risk.

Flood Risk

The site is located in Flood Zone 1, an area of low probability of flooding. Equally, the site has a very low risk from surface water flooding. Therefore, the site is an appropriate location for residential accommodation.

Location/siting of the building

The Site sits to the southeast of Lower Eastfield Farm which was very recently converted to 3no. dwellinghouses. The Site is conveniently accessible from Eastfield Lane which leads to Thurgoland in less than 2 kilometres.

The existing agricultural building is on a relatively flat part of the wider Lower Eastfield Farm.

Design/External Appearance

As detailed on the elevation plans, the proposed external materials are as follows:

- New doors and two new windows will be fitted on both sides on the northeast and southwest elevations;
- 4 no. large windows together with sliding doors will be fitted on the southeast elevation;
- 2 no. large windows with sliding doors and 4 no. smaller windows will be fitted on the northwest elevation;
- New photovoltaic solar panels will be fitted on the roof on the southeast elevation and 4no. new roof windows will be provided on the northwest elevation;
- Existing walls to be cladded with wooden panels to fit local character;
- Installation of water, roof drainage and sewage;
- A new footpath will lead from the access road to the entry of dwellinghouse 1 on the

- southwest side of the building;
- 4no. car parking spaces and 1no. garage parking will be provided.

Provision of natural light

Due to the provision of large windows on the southeast elevation combined with additional windows on the sides and on the northwest elevation there will be plenty of natural light for both dwellinghouses. They also benefit of new roof windows on the northwest elevation.

Conclusion

The Site meets the criteria set out by Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is, therefore, eligible for a conversion from agricultural to residential.

[REDACTED]

I trust the submitted information is sufficient for your consideration of the application but please do not hesitate to contact me should you require anything further.

Yours faithfully,

[REDACTED]

Philipp Tschavoll-Selenko Ing.-Maître MRTPI
Associate Planner

Appendix 1 – Site photos



Figure 2 – View of existing site entrance off Eastfield Lane



Figure 3 – View of northeast elevation of former agricultural building

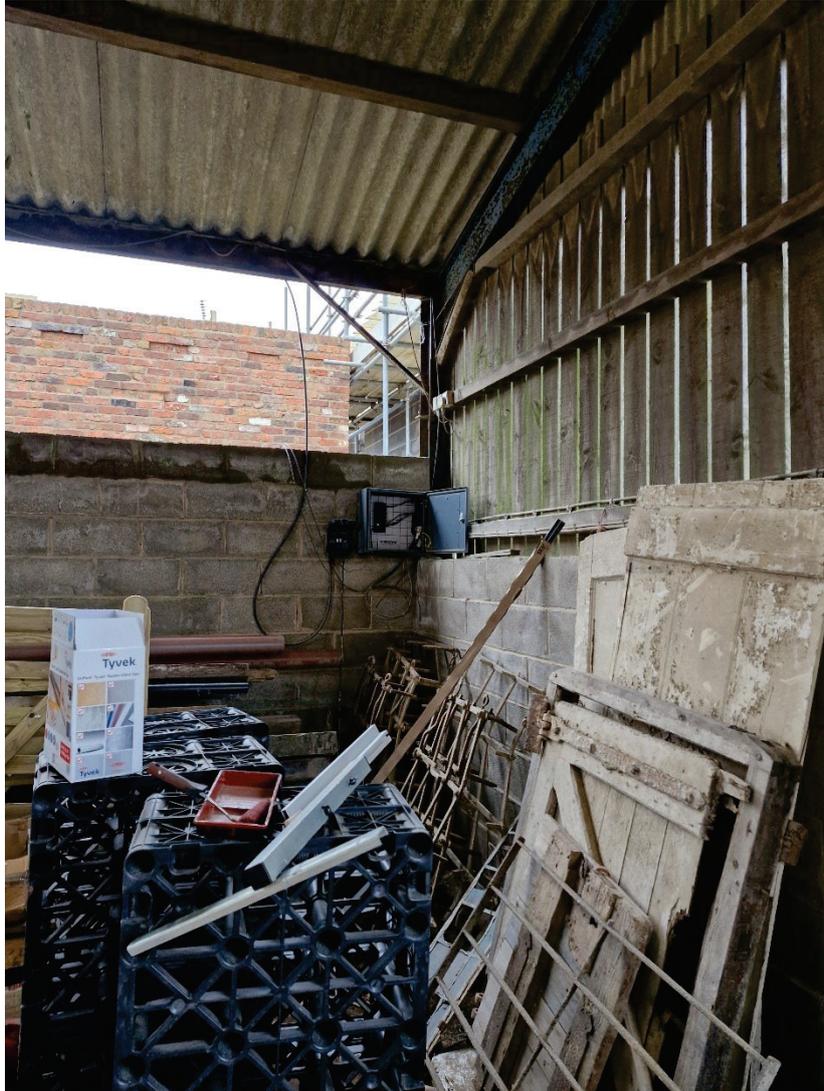


Figure 4 – Inside view of former agricultural building looking towards north



Figure 5 – View of southwest elevation



Figure 6 – View of southeast elevation



Figure 7 – Inside view of the former agricultural building looking east