
2024/0371

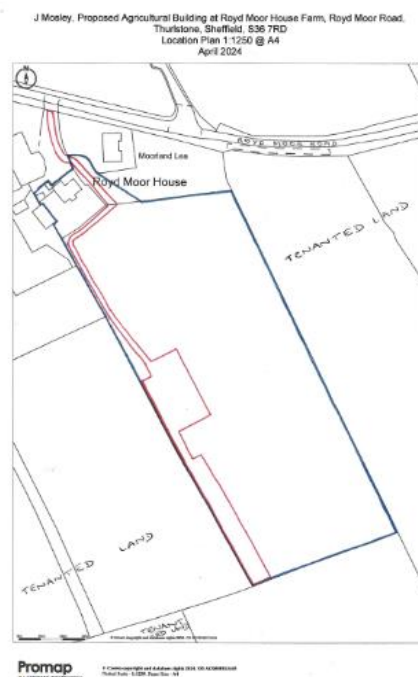
Applicant: Mosley

Development: New agricultural building for lambing, calving, fodder and machinery storage with access track and stone apron to front gable

Address: Royd Moor House Farm, Royd Moor Road, Thurlstone, Sheffield, S36 7RD

Site Location Description

Royd Moor House Farm consists of an existing stone-built farmhouse situated to the south of Royd Moor Road in Thurlstone. Set to the east is a separate dwelling known as Moorland Lea. To the west are a number of farm buildings some of which have permission for conversion to residential under application 2023/0288 and there is a new application for this adjacent site for the erection of a further 2 dwellings under application 2024/0276. This is still under assessment. The site is located approximately 1km west of the rural village of Thurlstone and is bordered by extensive agricultural land with Royd Moor Road running along the northern boundary.



Proposed Development

The application relates to the erection of an agricultural building for lambing, calving, fodder and machinery storage with access track and stone apron to front gable. The building will measure 15.24m x 27.43m, 4.31m to the eaves, 6.42m total height. The proposal will have anthracite grey profile steel sheets to the roof, concrete panels and overlapping timber boarding to the elevations along with steel doors. The building will be located in the field adjacent to the farmhouse.

Relevant History

None

Site Allocation

The site is located within Green Belt as defined within the adopted Local Plan.

Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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.

In respect of this application, relevant sections include:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas; and the development and diversification of agricultural and other land-based rural business.

Paragraph 153 states that development in the Green Belt should only be approved in very special circumstances. Paragraph 154 sets out the various exceptions to which development

in the Green Belt is considered as suitable. Part (a) includes buildings for agriculture and forestry.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy GB1: Protection of the Green Belt

POLL1: Pollution Control and Protection

BIO1: Biodiversity and Geodiversity

Policy T4: New Development and Highway Improvement

Policy D1: High quality design and place making.

SPD: Biodiversity and Geodiversity

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Yorkshire Water – No comments

Local Councillors – No comments

Penistone Town Council – No comments

Biodiversity – No objections subject to conditions

Drainage – No objections

Highways – No objections

Pollution – No objections subject to conditions

Representations

None received.

Assessment

Principle of development

The application is located within Green Belt land as defined within the Local Plan. The application site is located amongst a number of agricultural fields and open farmland. The proposal looks to erect a new building to be sited within a field to the south of the farmhouse and to the southeast of existing nearby farm buildings. The new building will be used for the storage of fodder, machinery, cattle, and sheep associated with the applicant's business, which falls within an agricultural use.

Policy GB1 states that development within the Green Belt will only be permitted in very special circumstances for purposes including agriculture, forestry, outdoor sport and recreation. GB1 also states that Green Belt will be protected from inappropriate development in accordance with national policy. Paragraph 153 of the NPPF states that development in the Green Belt should only be approved in very special circumstances. Paragraph 154 of the NPPF sets out the various exceptions to which development in the Green Belt is considered as suitable. Part (a) includes buildings for agriculture and forestry. The proposal therefore falls within this category.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of

existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The proposed development is in connection with the existing small farm use, in which livestock farming forms an integral part. The proposed development will not introduce a new use at the site, given that historically the land is and has been farmland, therefore in principle the proposal meets the criteria in both National Policy and Local Plan Policy and is considered appropriate development within the Green Belt.

Residential Amenity

Land to the west of the site is occupied by a working farm and associated farm buildings. It is noted that some of the barns have permission to convert into dwellings, and there is a planning application to erect further dwellings within this location which is still under consideration.

It is usual practice to locate new barns and farm buildings close to existing clusters of farm buildings to ensure the openness of the greenbelt is retained. That said, the potential residential impact needs to be addressed given the nature of the proposal. On balance when viewed within the immediate surroundings, and taking into consideration potential impact to residential amenity, the proposed location of the building within the site away from the existing cluster is acceptable. In terms of potential residential impact the location of the barn away from the existing will ensure an adequate distance remains between the neighbouring dwellings.

It is considered the proposal is unlikely to give rise to any significant detrimental impact upon residential amenity. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Impact upon the Openness of the Green Belt and Visual Amenity

Policy GB1 states that development within the Green Belt will only be permitted in very special circumstances for purposes including agriculture, forestry, outdoor sport and recreation. GB1 also states that Green Belt will be protected from inappropriate development in accordance with national policy.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The application is located within an area of Green Belt as defined within the Local Plan. It is accepted that agricultural buildings should ideally be located adjacent to other agricultural buildings.

Local Plan 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. The proposed building is of a simple traditional agricultural style construction akin to the other modern agricultural buildings around the borough. The design and materials are considered to fit in well with the rural landscape.

The location of the barn would be visible from public viewpoints and although the proposal is relatively close to existing farm buildings on the adjacent site it will still appear somewhat standalone. That said in terms of potential residential impact, the location of the proposed barn will ensure an adequate distance remains between the neighbouring dwellings and the proposal. The proposal will be located at the rear of the site and when viewed within the

context of this setting along with the traditional materials and design proposed in this instance the siting of the proposal is acceptable.

The access is existing and given the proposed use and location of the building it is not considered to have a harmful impact upon the openness of the Green Belt.

The proposal is therefore considered to be consistent with the character of the Green Belt in compliance with Local Plan Policy D1 and GB1 and as a result is acceptable in terms of visual amenity and Impact upon the Openness of the Green Belt.

Impact upon Biodiversity

The Councils Biodiversity team has assessed the proposal in terms of potential impact upon biodiversity. A Biodiversity Net Gain (BNG) metric has been submitted and assessed proposing on-site mitigation. The applicant proposes to enhance the habitat by Providing modified grassland. It is also noted that swift boxes will be located on the proposed building.

It is considered that the proposal will result in sufficient net gain. A condition will be applied to ensure a Biodiversity Gain Plan and 30-year Habitat Management and Monitoring Plan are submitted to the satisfaction of the Council. The proposed development is therefore not considered to be contrary to Local Plan Policy BIO1: Biodiversity and Geodiversity and is acceptable in terms of biodiversity.

Highway Safety

The proposed agricultural building would be positioned approx. 150m from the public highway, access would be gained via the existing farm access and vehicular tracks for the first 50m into the site with new access tracks being created for the remaining distance. It is considered that the proposals do not adversely impact upon the highway. As such the proposal would be considered in compliance with Local Plan Policy T4 and as a result is acceptable in terms of Highway Safety.

Justification

The applicant has recently purchased the farmhouse and associated land and is building up his own land holding, herd and flock having previously rented space at the family farm. The holding is 150acres in total. The applicant has 250 texel ewes producing approximately 500 lambs, 80 hogs, 10 suckler cows producing 10 calves with 2 replacements. The suckler herd will be increased once the building has been erected. The farm is on a spring calving and lambing system and therefore the ewes and lambs need to be indoors to ensure survival. Furthermore, 150 large round bales are produced which will need to be stored inside to avoid unnecessary wrapping. An agricultural number has been submitted as part of the application.

Taking account the above the Council is satisfied that there is appropriate justification for this proposal.

Recommendation

Approve with conditions.