



PLANNING SUPPORT STATEMENT

DETAILED APPLICATION FOR CONVERSION  
OF BARN TO 2NO HOLIDAY LETS  
AND ASSOCIATED WORKS

LILEY FARM,  
LILEY LANE,  
ECKLANDS,  
MILLHOUSE GREEN,  
SHEFFIELD,  
S36 9NG.

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SEPTEMBER 2025

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## 1.0 INTRODUCTION

The proposal which forms the subject of this detailed planning application seeks the conversion of an existing barn to 2no holiday lets at Liley Farm, Liley Lane, Ecklands, Millhouse Green.

It will be noted that barn has previously had planning permission for conversion to a dwelling (ref 2016/0607) and more recently permission was granted for conversion to offices (ref 2024/0435). This permission remains extant.

The following supporting documents/information are submitted with the application:-

- (i) Full plans and details – NYP Architectural Services;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Structural Report – David Hough Chartered Surveyor ;
- (iv) Bat Report - Middleton Bell Ecological Consultancy;
- (v) Coal Mining Risk Assessment – G and M Consulting; and
- (vi) Phase 1 Contamination Report – G and M Consulting.

It is considered that this statement, together with the accompanying plans and documents, clearly demonstrate to the Council that the proposals accord with national and local planning policy and, when judged against this and all material considerations, it is clearly the case that notwithstanding the site's Green Belt status planning permission should be granted.

The submitted layout and elevation plans show how the barn is to be converted and sensitively adapted to accommodate the proposed use as a holiday accommodation. It is considered that the proposed will not give rise to issues of harm to openness, character or setting of the Green Belt in this area. It is also considered that the proposal gives rise to no other issues of harm. It is considered reuse of this historic farm building will be of benefit to rural enterprise and rural diversification in this area, with the provision of tourist accommodation.

It will be noted that in the context of the adopted NPPF, the conversion of this building which is of permanent and substantial construction is considered to be acceptable and as will be demonstrated in this submission the proposal does not constitute inappropriate

development. As such, “very special circumstances” are not required to justify the grant of planning permission.

This statement now proceeds to provide details of the background to the site and its current uses and the planning history. The details of the proposal are then set out. Relevant planning policy and central government advice in the form of the National Planning Policy Framework and Planning Practice Guidance is then discussed. The issues that the proposal raises are also examined. Finally, the conclusion is reached that planning permission should be granted for the proposal to proceed. Nevertheless, the applicants remain willing to discuss all aspects of this proposal with the Council.

## 2.0 THE SITE AND THE PROPOSAL

The application site, Liley Farm, is a well established and historic farm located off Liley Lane, near to the village of Millhouse Green. The farm holding constitutes a mix of arable and livestock farming and the total landholdings extend to some 200 acres or thereabouts.

The applicant seeks to diversify the farm enterprise to assist in the overall viability of the farm holding. The applicant has recently been granted planning permission for the change of use of one of the agricultural buildings on the farm to water bottling facility (ref 2024/0422) to provide an alternative form of income away from farming. The application proposals seek to further diversify the farm holding into providing holiday accommodation.

The subject building forms a historic two storey stone barn built with stone slate roof. Due to the advancement and changes to modern farming practices the building now has limited use in the functioning of the farm. The applicant seeks a new use for the building which will also assist in farm diversification and ensure a viable use for the building in the long term.

The building has been to a number of applications historically. In 2016 the Council granted planning permission under Part Q for conversion to 1no dwelling subject to an agricultural occupancy condition (2016/0607). In 2019 the Council subsequently refused a Part Q of the General Permitted Development Order application for conversion to 2no freestanding dwellings on the basis of its location on a working farm being unsuitable for free standing residential dwelling owing to odour, noise and disturbance (2019/1036). In 2024 a prior approval application was granted for the change of use of the barn to offices associated with the farm business (2024/0435). However, that permission whilst extant has not been implemented.

Following the grant of the later permission, the applicant has determined that the use of the barn will best assist in the ongoing viability of the farm business if it generated an income its reuse as holiday lets. The applicant is aware of a strong demand for such accommodation in the area. The proposals therefore seek planning permission to convert the barn into 2no 2 bed holiday lets. It is considered that holiday lets do not raise the same amenity concerns as a free standing dwelling. Part of the attraction of such facilities to

customers is the opportunity to stay with a working farm. Indeed holiday lets within working farms is commonplace.

In drafting up the scheme, the architect was instructed to provide a proposal which retains the character of the intrinsic rural character of the barn and new openings have been sensitively incorporated (as the Council have previously approved in the prior approvals). It will be noted that the conversion is of the building as it stands, there is no requirement to extend the building to accommodate the new use. There is also no requirement to form any residential curtilages due to the proposed use and parking is provided in front of the barns as existing.

A Structural Report is provided with the application which demonstrates the building is structurally sound and suitable for conversion as proposed.

It is considered that this proposal, will benefit rural diversity and enterprise in the area and improve farm diversification. At the same time, will ensure the long term future of this historic farm building. When judged in the context of the development plan and all material considerations, is acceptable. Nevertheless, the applicants remain willing to discuss all aspects of the proposal with the Council.

### 3.0 PLANNING POLICY

By virtue of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the planning authority must determine the planning application in accordance with the statutory development plan (insofar as it is material to the application), unless material considerations indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the development plan. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the plan and government guidance.

#### 3.1 Central Government Policy Advice

##### 3.1.1 The National Planning Policy Framework

The latest version of the NPPF was adopted in December 2024. The following are comments on the advice in the Framework which is considered to be relevant to the consideration of the proposal:

Para 2 of the 'Introduction' sets out that:

*“Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.”*

Section 2 sets out the aims of achieving sustainable development.

At Para 39 with regard to decision making, it states:

*“Local Planning Authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure developments that will improve economic, social and environmental conditions in the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

Section 6 deals with 'Building a Strong Competitive Economy' and with regard to 'Supporting a Prosperous Rural Economy' at Para 84 it states:

*“Planning policies and decisions should enable:*

- a. the sustainable growth and expansion of all types of businesses in rural areas both through conversion of existing buildings and well designed new buildings;
- b. the development and diversification of agricultural and other land based businesses;
- c. sustainable rural tourism and leisure developments which respect the character of the countryside
- d. *the retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.” (TPC underlining)*

The proposal seeks the reuse of the barn to holiday lets. The change of use constitutes farm diversification and assist in the viability of the farmholding. It will be of benefit to tourism in the area. It will benefit tourism in the area.

Section 13 deals with Protecting Green Belt Land. At Para 153 it states:

*“Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.”*

Para 154 (h) goes on to state:

*“Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

*...(d) the re-use of buildings provided that the buildings are of permanent and substantial construction;.”*

The scheme proposed for the conversion of the existing structurally sound building (as demonstrated by the supporting Structural Report) fully conforms with this advice.

### **3.2 Local Planning Policy**

The Development Plan for Barnsley MBC consists of the Barnsley Local adopted in January 2019. It should be noted that on the supporting proposals map the site falls wholly

within the Green Belt. It will be noted that the development plan predates the latest Government policy and advice set out in the NPPF.

The site also falls within the Penistone Neighbourhood Plan area. The site is unallocated in the neighbourhood plan.

### 3.2.1 Barnsley Local Plan

The Development Plan for Barnsley MBC consists of the Barnsley Local adopted in January 2019. It should be noted that on the supporting proposals map the site falls wholly within the Green Belt.

The following policies are considered relevant to the proposals:-

#### (i) Policy GD1 General Development

This policy sets out a range of requirements for proposals to comply with before planning permission would be granted these include:-

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

***They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;***

***They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;***

***They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;***

***Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;***

***Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;***

***Any drains, culverts and other surface water bodies that may cross the site are considered;***

***Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;***

***Any pylons are considered in the layout; and***

***Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing”.***

The proposals have been drafted in the context of these requirements and it should be noted that there is no conflict with the requirements of the above (a number of which are not relevant to the subject proposals).

(ii) Policy E5 Promoting Tourism and encouraging Cultural Provision

This policy seeks to promote tourism and the growth and development of cultural provision which includes:-

***“Promoting the existing cultural provision and tourism offer (for example museums, theatres, accommodation and hospitality); and***

***Encouraging the growth of the tourism business sector.”***

It further goes on to state that:-

***“Tourist related development in rural areas will be protected and encouraged to support and diversify the local economy, subject to the requirements of Policy E6 Rural Economy.” (TPC underlining).***

The proposals constitute rural tourism and will assist in the improved viability of the farming enterprise.

(iii) Policy E6 Rural Economy

This policy sets out that the Council will support a viable rural economy by allowing development in rural areas if it:-

**“Supports the sustainable diversification and development of the rural economy;**

**Results in the growth of existing businesses;**

**Is related to tourism or recreation; or**

**Improves the range and quality of local services in existing settlements.”**  
(TPC underlining).

In this instance the subject proposals will demonstrably:-

- Result in sustainable diversification and development in the rural economy;
- Will grow the existing farm business; and
- Is tourism related.

The proposals fully conform with this part of the policy.

The policy further goes on to set out that “ ***development in rural areas will be expected to:***

***Be of a scale proportionate to the size and role of the settlement;***

***Be directly related, where appropriate, to the needs of the settlement;***

***Not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area;***

***Consider the re-use of existing rural buildings in the first instance; and***

***Protect the best quality agricultural land, areas of lower quality agricultural land should be used for development in preference to the best and most versatile land.”***

The proposals:-

- Are appropriate in scale and size and are small scale and is therefore both proportionate and appropriate, as well as acceptable in Green Belt policy terms;
- The proposals do not create any development than that which already exists and will therefore have no harm on the countryside, biodiversity, Green Belt, the landscape or the local character of the area;
- The proposals seek to reuse an existing rural building; and
- Relate solely to existing built form and not impinge or result in the loss of agricultural land.

(iv) Policy T3 New Development and Sustainable Travel

This policy is relevant to all development proposals. The proposals are within a short walk of a bus stop on Manchester Road providing access by public transport. Cycle storage provision can also be provided.

(v) Policy D1 High Quality Design and Place Making

This policy requires development to be of high quality design. The policy provides a checklist of requirements (some of which are not relevant to the proposal). It is considered that the proposals do not conflict with the requirements of the policy.

(vi) Policy GB1 Protection of Green Belt

This policy sets out the Green Belt is set out on the proposals map.

(vii) Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

This policy allows the alteration of a building subject to it not having a harmful impact on the appearance or character and preserves the openness of the green belt.

It also sets out that development will:-

***“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; and***

***Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.”***

It is considered that the proposed conversion is of a high standard of design and is suitable in its surroundings. The proposals will not have adverse effects on local residents, visual amenity or highways safety.

(viii) Policy GB3 Changes of use in the Green Belt

This policy allows for the conversion of existing buildings in the Green Belt provided:-

***“The existing building is of a form, scale and design that is in keeping with its surroundings;***

***The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;***

***The proposed new use is in keeping with the local character and the appearance of the building; and***

***The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.”***

The proposals meet these tests as:-

- The building is in keeping with surroundings. As can be seen in the landscape, many of the former historic barns have been converted to residential over the past 20 years;

- The building is of permanent and substantial construction and the supporting structural survey demonstrates the building does not need “major or complete reconstruction”;
- The proposed use as holiday lets is in keeping with the character and appearance of the building; and
- The building is no longer suitable for modern farming purposes and its conversion will not result in the need for an additional building. By reference to the planning history it is clear that the applicants have for many years sought its sustainable re use as it is no longer of use to the farming activities.

In addition it is considered that the policy meet the further tests set out by the policy:-

***“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;***

***Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and***

***Preserve the openness of the Green Belt.”***

There is no conflict with these requirements.

### 3.2.2 Penistone Neighbourhood Development Plan

The Penistone Neighbourhood Development Plan became part of the statutory development plan for Barnsley Council in August 2019. The application site falls within the Neighbourhood Plan Area, however, the Plan does not add any additional policy designation on the site.

#### (i) LE4: Increase tourism and the local visitor economy

This policy supports the growth of the tourist and visitor economy by supporting new facilities including year round facilities and overnight accommodation which the proposals constitute. The proposal wholly conforms with this policy.

Overall as demonstrated above it is clear that there is no conflict with development plan policy.

It is considered that there is no conflict with development plan policy.

## 4.0 THE ISSUES

### 4.1 The Development Plan

The Development Plan is the starting point for the consideration of this application, as set out in 38(6) of the Planning and Compulsory Purchase Act 2004. Quite clearly by reference to the Development Plan, this supports both the reuse of rural buildings and also rural tourism.

It is considered that this proposal conforms to the Development Plan for the following reasons:-

- (a) The proposal will not have a materially greater impact on the openness, character and visual amenity of the Green Belt than the existing use.
- (b) The buildings are structurally sound and capable of reuse without substantial rebuilding, alteration or extension.
- (c) The proposal will assist in farm diversification and the rural economy.

It is considered, therefore, that the applicants are entitled to expect the “presumption in favour” of development inherent in Section 38 (6) to be weighed in their favour. It follows that the proposal must now be examined against all other material considerations which it is considered support the case that planning permission should be granted.

### 4.2 Other Material Considerations

#### 4.2.1 The Impact on the Green Belt

It is considered that the conversion of the building to residential use will have no adverse impact on the Green Belt in that:-

- (i) The building will be converted as existing and there is no requirement for major alterations or extensions.
- (ii) No domestic curtilage will be required as the proposals are holiday cottages.
- (iii) Parking can be provided in front of the cottages in areas of hardstanding which already exists.

There are no harmful impacts on the openness, character or amenity of the Green Belt and the proposal wholly conforms with relevant Green Belt policy (local and national).

#### 4.2.2 Rural Diversification and Enterprise

Like most farms Liley Farm has not been immune to the national trend in relation to the viability of farming and the farm has been required to diversify to ensure its continued viability.

The proposal will form part of the ongoing diversification of the farm business to ensure its long term viability. The applicant is aware there is a strong demand for holiday lets in this location and will generate a reliable form of income for the enterprise.

Clearly both local plan policy and central government policy advice strongly support such provision.

#### 4.2.3 Planning History

Historically the Council have supported the re use of the buildings. In 2016 the Council granted planning permission under Part Q for its conversion to 1no dwelling with an agricultural occupancy condition (2016/0607). In 2024 a prior approval application was granted for the change of use of the barn to offices associated with the farm business (2024/0435). It is clear that the Council have supported the re use of the subject building and the applicants seek that support in respect of the subject application.

#### 4.2.4 Structural Integrity

The Structural Report demonstrates that the building is structurally sound and can be converted without major rebuilding.

#### 4.2.5 Bats

The Bat Survey Report submitted with this application, provides recommendations which can be dealt with through the imposition of planning conditions.

#### 4.2.6 Traditional Farm Buildings

Whilst the building is structurally sound, nevertheless significant monies are required to ensure its long term retention. Without this, the building will be lost. To ensure that it is economically viable to undertake the work, a longer term use is required for the building which will justify the investment in ensuring its retention. The proposed use will generate a viable income to justify the outlay required to implement the scheme.

#### 4.2.7 Coal Mining Risk

A coal mining risk assessment is submitted.

#### 4.2.8 Contamination

A phase 1 contamination report supports the application.

#### 4.2.9 Biodiversity Net Gain – De Minimis Exemption

The application proposals seek the change of use of the building with no additional development outside the building or any additional hardstanding created indeed parking can be accommodate on the existing hardstanding areas. The proposals would therefore fall within “the de minimis exemption”.

The Planning Practice Guidance note on Biodiversity net gain sets out at Paragraph 4 (Ref ID: 74-004-2024-214) the de minimis exemption applies if:-

- *“the development must not impact on any onsite priority habitat; and*
- *if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)”.*

In addition, it further goes on to state that the exemption covers:-

*“Change of uses to development where there is no or only a de minimis impact on onsite habitat.”*

Therefore Biodiversity Net Gain does not apply in this instance.

## 5.0 CONCLUSION

This application seeks the conversion of the barn to form 2No holiday lets. It is considered that the proposed scheme provides a carefully considered scheme which retains the form i.e. characteristics of the building. At the same time the proposal to provide tourist accommodation (holiday lets) will assist the continued diversification and economic viability of the farm. In broader terms it will assist in rural enterprise which is clearly encouraged by reference to both local and national.

The Council have previously deemed the building suitable for conversion. As such the Council have accepted the principle of its reuse. The scheme will also ensure that is economically viable to invest in the building's retention to ensure its long term survival.

By reference to the NPPF, the proposal does not constitute inappropriate development. the scheme does not give rise to harm to the openness, character and the appearance of the Green Belt. It has been demonstrated that the proposal wholly conforms with the NPPF and development plan policy and, as a consequence, the applicants are entitled to the presumption in favour inherent in Section 38(6) to be weighed in their favour. Nevertheless, the applicants remain willing to discuss all aspects of the proposal with the Council.

It is therefore considered in the context of the development plan and all material considerations that planning permission should be forthcoming. However should the Council require any further information or wish to discuss the matter in more detail, please do not hesitate to contact me.