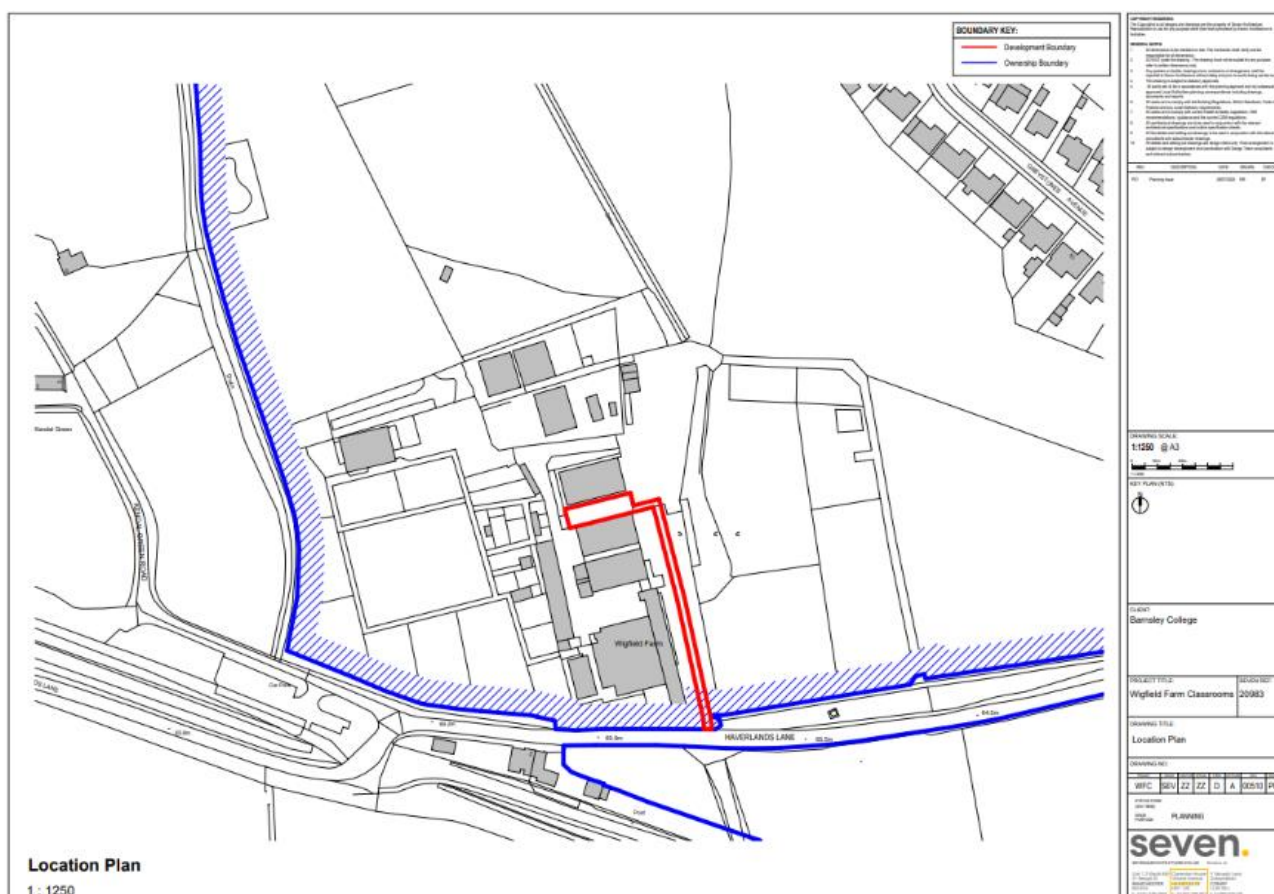


|                                      |       |                                                                                                                                                              |              |
|--------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Application Reference Number:</b> |       | 2026/0669                                                                                                                                                    |              |
| <b>Application Type:</b>             |       | Lawful Development Certificate – Proposed.                                                                                                                   |              |
| <b>Proposal Description:</b>         |       | Lawful Development Certificate for the proposed construction of a detached single storey building comprising three classrooms (Schedule 2, Part 7, Class M). |              |
| <b>Location:</b>                     |       | Wigfield Farm, Haverlands Lane, Worsbrough, Barnsley, S70 5NQ.                                                                                               |              |
| <b>Applicant:</b>                    |       | Barnsley College.                                                                                                                                            |              |
| <b>Third-party representations:</b>  | None. | <b>Parish:</b>                                                                                                                                               |              |
|                                      |       | <b>Ward:</b>                                                                                                                                                 | Worsborough. |

## Site Description

This application relates to Barnsley College's Wigfield Farm Campus. Wigfield Farm is an operational farm, which forms part of a campus for Barnsley College to deliver Agriculture, Animal Management, Dog Grooming and Horticulture courses. In addition to the courses being taught on site, there are some visitor facilities and a public café. The development site is located to the north-west of Worsbrough Reservoir and to the west of the nearest residential properties with surrounding agricultural fields providing a buffer. The M1 motorway is located to the south-west and west.



## Planning History

|              |                                                                                                                                                                             |           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| B/97/0880/WB | Erection of new training workshop, classroom, polytunnel and greenhouse                                                                                                     | Historic. |
| B/98/1147/WB | Erection of livestock building.                                                                                                                                             |           |
| B/02/1292/WB | Change of use of existing building to create laboratory, staff room and store and external alterations.                                                                     |           |
| 2008/0806    | Change of use from agricultural land into an informal six hole pitch and putt golf course primarily used for teaching students about gang mowing and grass cutting regimes. | Approved. |
| 2010/0651    | Formation of play area.                                                                                                                                                     | Approved. |

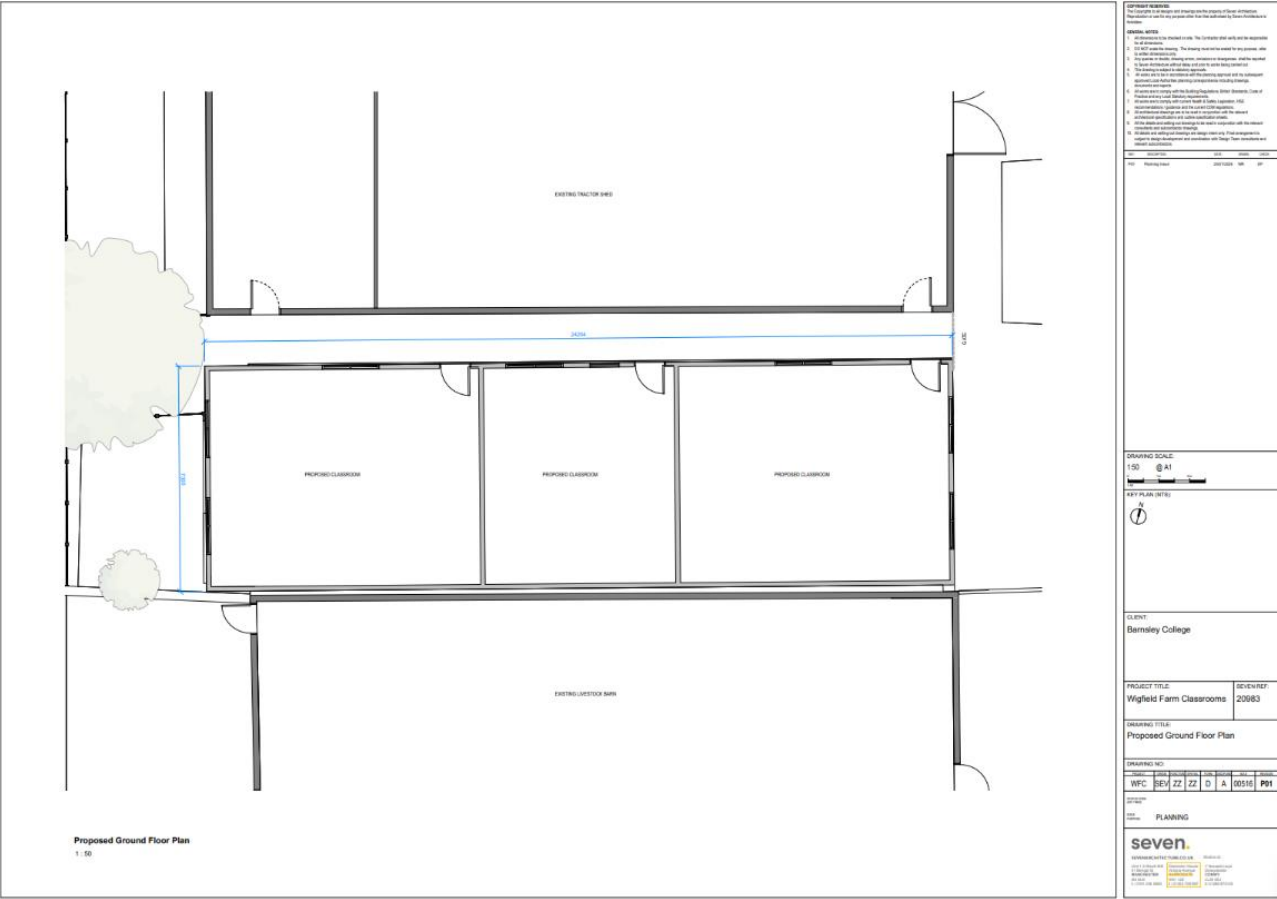
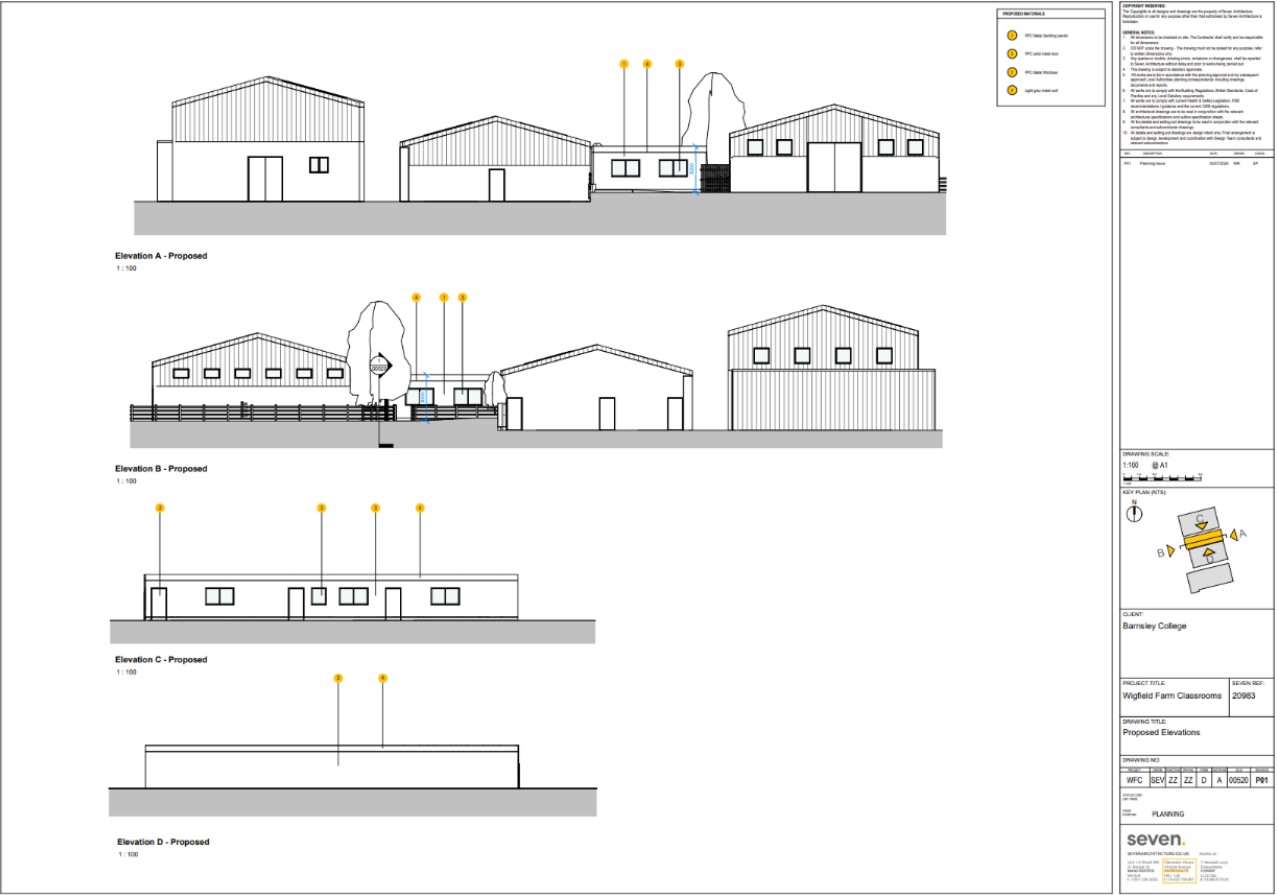
|           |                                                                                                                                                                       |                                |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 2010/1199 | Erection of a portacabin.                                                                                                                                             | Approved.                      |
| 2010/1534 | Formation of car park.                                                                                                                                                | Withdrawn.                     |
| 2011/0997 | Siting of a modular portable classroom.                                                                                                                               | Approved.                      |
| 2014/0159 | Erection of a shelter.                                                                                                                                                | Approved.                      |
| 2014/0857 | Demolition of existing animal enclosure, erection of a new livestock barn, animal enclosure, visitor shelter, animal house and new windows and door to main building. | Approved.                      |
| 2022/0200 | Change of use of existing tractor shed to classroom facilities and associated internal and external alterations.                                                      | Approved.                      |
| 2022/0202 | Erection of tractor shed and hay store agricultural building (Application to determine if prior approval is required).                                                | Prior Approval – Not Required. |
| 2022/0203 | Demolition of existing and erection of replacement livestock shed/enclosure.                                                                                          | Approved.                      |
| 2026/0561 | Prior notification for the demolition of portacabins and shed.                                                                                                        | Prior Approval – Not Required. |

### Proposed Development

This application is for a lawful development certificate (LDC) under Section 192 of the Town and Country Planning Act 1990 which seeks confirmation that the proposed construction of a detached single storey building comprising three classrooms is permitted development and lawful under Class M, Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and does not require planning permission.

The proposed detached single storey building comprising three classrooms would adopt a modular construction and would measure approximately 24.2 metres (W) x 7.3 metres (D) x 3.0 metres (H) with an approximate floorspace of 179.81sqm (measured externally). The proposed building would be finished in a plastisol steel cladding in a goosewing grey finish with anthracite fascia panels, with uPVC windows and doors.

The proposed building would replace a similar building used for classrooms which has recently been removed from the development site.



## Relevant Policies

Section 192(1) the Town and Country Planning Act 1990 states that if any person wishes to ascertain whether any operations proposed to be carried out in, on, over, or under land, would be lawful, they may make an application for the purpose to the local planning authority describing the use or operations in question.

Section 192(2) then states that if, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case shall refuse the application.

No special restrictions or designations affecting the proposal are considered to apply to the development site, such as permitted development rights having been removed, or listed status etc.

## Consultations

|                        |                                |
|------------------------|--------------------------------|
| Legal                  | <i>Comment(s).</i>             |
| Local Ward Councillors | <i>No comment(s) received.</i> |

## Representations

There is no statutory requirement for LPAs to consult third parties, including neighbouring residents or parish councils on a lawful development certificate application as such applications are a matter of fact and law and are not determined on their planning merits or judged against national or local planning policies or guidance.

Nevertheless, this application has been advertised on the Council website.

No representations were received.

## Planning Assessment

This application is for a lawful development certificate (LDC) under Section 192 of the Town and Country Planning Act 1990 which seeks confirmation that the proposed construction of a detached single storey building comprising three classrooms is permitted development and lawful under Class M, Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and does not require planning permission.

Class M, Part 7 of Schedule 2 of the GPDO establishes that the erection, extension or alteration of a school, college, university, prison or hospital building is permitted development subject to compliance with all the relevant criteria and conditions.

In this instance, the proposed development effects Barnsley College's Wigfield Farm Campus. Wigfield Farm is an operational farm, which forms part of a campus for Barnsley College to deliver Agriculture, Animal Management, Dog Grooming and Horticulture courses. In addition to the courses being taught on site, there are some visitor facilities and a public café.

Legal colleagues were consulted; and it was confirmed that this proposal could be considered under Class M, Part 7 of Schedule 2 of the GPDO.

As this proposal effects a College campus, this report will focus on the relevant criteria and conditions.

## **Permitted development**

**M.** The erection, extension or alteration of a school, college, university, prison or hospital building.

## **Development not permitted**

**M.1** Development is not permitted by Class M—

- a) if the cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date would exceed the greater of—
  - i. 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on the relevant date; or
  - ii. 250 square metres;
- b) in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;
- c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;
- d) if the height of any new building erected would exceed—
  - i. if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or
  - ii. in all other cases, 6 metres;
- e) if the height of the building as extended or altered would exceed—
  - i. if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or
  - ii. in all other cases, the height of the building being extended or altered;

if the height of any rooftop structure would exceed 1.5 metres above the height of the new building or the building as extended or altered (as the case may be);
- f) if the development would be within the curtilage of a listed building; or
- g) unless—
  - i. in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;

## **Conditions**

**M.2** Development is permitted by Class M subject to the following conditions—

- a) the development is within the curtilage of an existing school, college, university, prison or hospital;
- b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital.

Paragraphs M.2(c-j) are not relevant to this application.

Having checked the relevant specifications, the proposed development will comply with the legislation and requirements for permitted development under Class M, Part 7 of Schedule 2 of the GPDO, and therefore, a lawful development certificate should be granted.

**RECOMMENDATION: Lawful development certificate – Grant.**