

Rachael Rhoddis,  
Barnsley MBC.,  
Planning Services,  
PO Box 604,  
Barnsley,  
S70 9FE.



5<sup>th</sup> May 2026

Dear Rachael,

**SECTION 73 APPLICATION (REF 2025/0952) FOR VARIATION OF CONDITION NO 3  
(EXTERNAL STORAGE) ATTACHED TO PLANNING PERMISSION NO 2015/0271 “ERECTION  
OF EXTENSION TO EXISTING HAY BARN INCLUDING CHANGE OF USE TO ALLOW THE  
PRODUCTION, STORAGE AND SALE OF ANIMAL FEEDS”  
MUSCLE HILL FARM, LEE LANE, ROYSTON, BARNSELY, S71 4RT  
MR LEADBETTER, MUSCLE HILL FARM COUNTRY STORES LTD  
ADDENDUM NOTE**

Further to discussions, I please consider this an addendum note to the current application. The note should be read in conjunction with the supporting legal note from Clarion Solicitors.

The response clearly sets out that the use of the site falls within the parameters of the previous permission and there has been no change of use.

It has therefore been demonstrated that Clarion Solicitors that there has been no breach of planning permission (ref 2015/0271). The current application is considered the appropriate way to address the outside storage on the land.

You have referred me to the mound of waste wood on the front of the site and stated the Council's belief is that this is in association with the processing of wood to create sawdust. I have raised the matter with my client who has deemed this material is packaging from deliveries and are kept on a temporary basis and is not used for sawdust production which does not take place on the site.

On this basis having discussed the matter with him, he is happy to remove all of the waste wood from the site, he is currently in the process of removing this from the site and is happy to agree that all such future packaging is timely removed from the site and not stockpiled.

In relation to the height of any storage within the site, as per our discussions we have set out 3 areas which are on supporting plan 2025/168 01 H:-

- Pink area to the site frontage with Lee Lane – no storage within this area;
- Blue area to the east of the site adjoining the neighbouring The Stables – no storage within this area;
- Green area (the predominant part of the site) – no storage within this area above 2 metres in height; and
- Red Area for container storage, to assist in the importation and exportation of produce – no storage above 3.1 meters in height (accounting for the height of the containers).

As part of the proposals any existing hedges (which are defined on the plan) will be maintained to 3 to 3.5 metres. Where defined on the plan as new hedging this will also be planted and maintained to 3 to 3.5 metres.

In addition I would suggest we move forward with the conditions attached to any permission to include:-

- 1) No storage of waste wood nor storage of waste wood externally shall take place within the site;
- 2) No processing of waste wood to create sawdust or similar byproducts shall take place within the site;
- 3) As per drawing 2025/168 01 H storage will take place in accordance with the plan and any areas excluded from storage shall be kept free from storage as identified on the plan; and
- 4) Hedging as identified on the plan 2025/168 01 H (new and existing) shall be kept between 3 to 3.5 metres in height.

Happy to discuss the matter further and please let me know if you have any further questions.

Kind Regards

Patrick Townsend  
BA (Hons) PG Dip MRTPI  
Director