2022/0658

Mr Joe Lees
Erection of agricultural building and associated works
Land off Dunford Road, Harden, Hade Edge, Sheffield

Description

The site consists of agricultural fields located off Dunford Road, Hade Edge. The site is rural in nature and fairly isolated, with the nearest dwelling set some 300m to the northwest off Dunford Road. The site is set to the east of Winscar Reservoir and Harden Reservoir. Hade Edge is set approx. 1.5km to the north of the site and Dunford Bridge is approx. 1.6km to the south There are no other agricultural buildings on the site or in the immediate area.

The agricultural land is bounded by dry stone walls and slope from east to west. The site is accessed via a metal field gate set at an angle with the road. The site is currently used for the grazing of sheep.









Proposed Development

The applicant wishes to erect an agricultural building measuring 9.9m x 14.3m with a floor area of approximately 141.5sqm. The proposed building would have a height of 3.9m to the eaves and 4.8m to the pitch.

The building proposed is of a standard agricultural design with one opening, constructed with a concrete block base with olive coloured steel panels above with a fibre cement sheet roof. The building would be sited to the southern boundary of the site.

The siting of the proposed building and the access has been amended during the course of the application, due to concerns regarding the use of the existing access and its visibility. The application now proposes an agricultural building set to the southern boundary of the site, which will gain access from Dunford Road via a new proposed access directly to the south west of the building. The proposed building would be used as a shelter for the applicant's sheep and for rearing lambs. The barn would also allow for the storage of hay.

The agent has submitted the following justification with the application:-

- The applicant Mr Joseph Lees is a young farmer with an agreement to purchase the subject land from his father Mr Darren Lees (also a local farmer/dry stone waller). Mr Lees Junior, is intent on continuing the Hade Edge family tradition (3 generations) of farming.

- The applicant has built up his stock of 34 lowland sheep (beltex). Early next year, following lambing, it is expected his flock will increase to circa 96 with many lambs sold on, once weaned, with quality stock retained for his breeding programme. The sheep are grazed on this land.

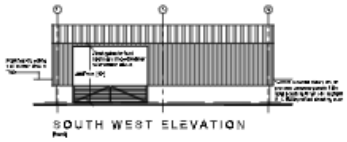
- His beltex sheep, as noted above, are a softer breed than that of Texel cross Charollais ewes. Given the exposure of the application site with no shelter or appropriate housing for lambing significant livestock losses are holding him and his rural business back. The investment of the proposed building will enable him to grow and develop his rural agricultural business.

- The farm business has a CPH (county parish holding) number of 49/343/1244 and the applicant currently resides at Rising Sun Farm, Holmfirth.

- The agricultural buildings on Mr Joe Lees parents land are already being used at full potential with limited, if any, scope for a new development to provide a new agricultural building

- The land forming part of this application amounts to 6 acres. This land is owned outright with other locally rented land being grazed and cropped by Mr Lees. Mr Lees now runs a total of 13 acres.6 owned outright and a further 7 rented locally. (Plans have been submitted by the applicant show that the further 7 acres are rented at Cemetery Road Holmfirth)

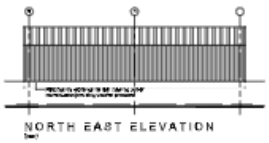
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SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

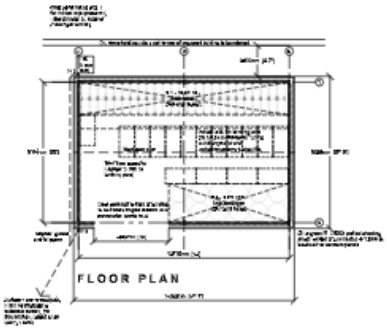


NORTH EAST ELEVATION

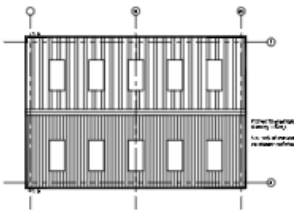


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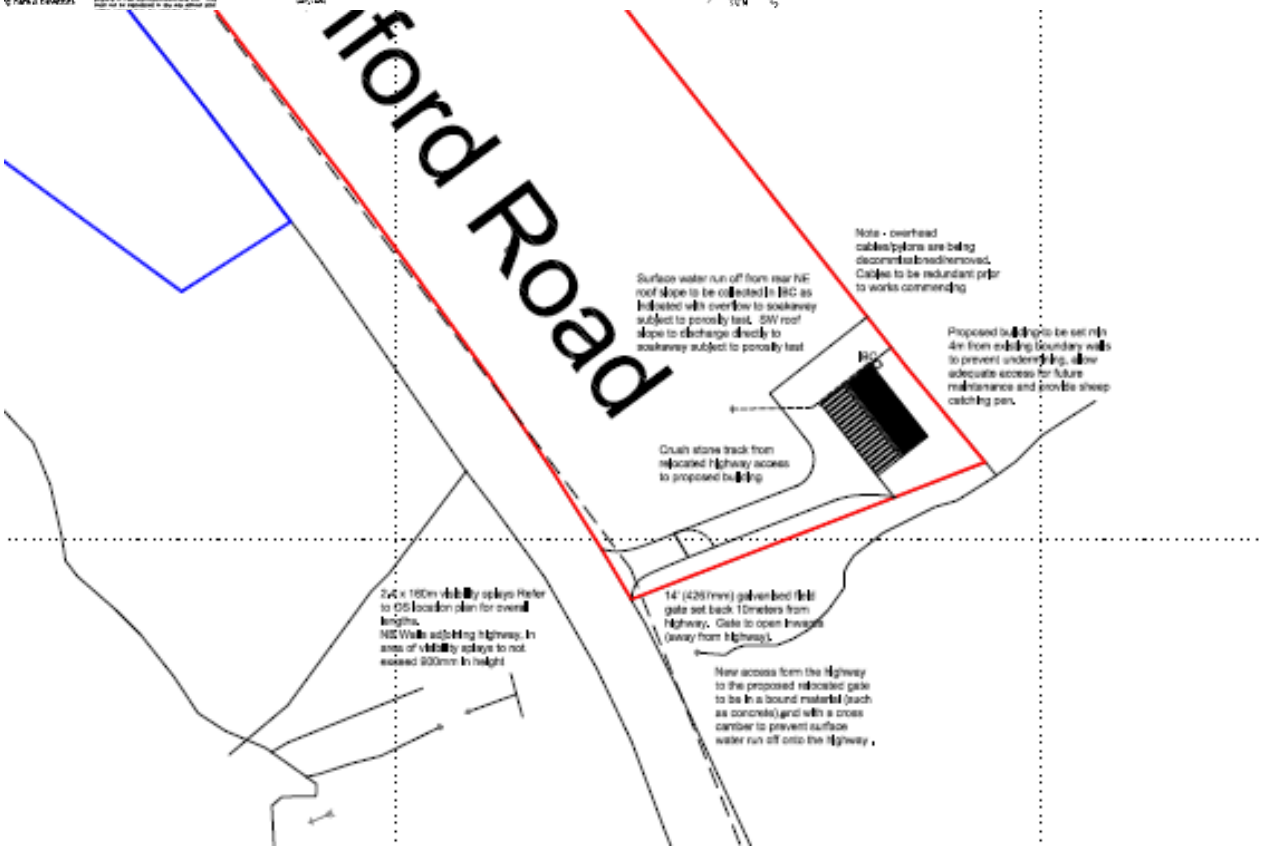
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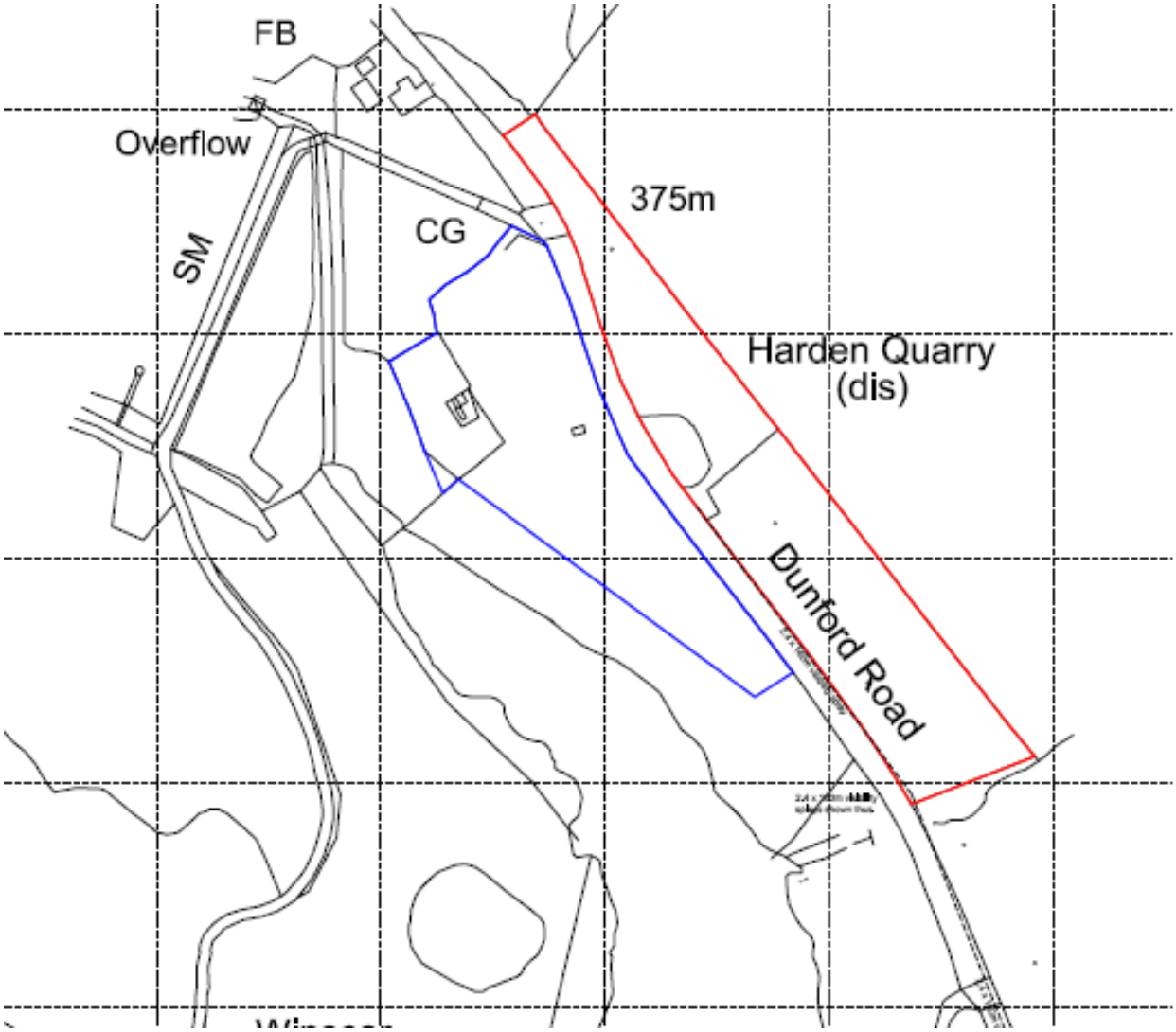


FLOOR PLAN



ROOF PLAN





Policy Context

Local Plan

The site is set within an area of Green Belt.

The following policies are therefore of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy GB1 Protection of Green Belt
- Policy Poll1 Pollution Control and Protection

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Section 6 - Building a strong, competitive economy
Supporting a prosperous rural economy.
Planning policies and decisions should enable:

a) The sustainable growth and expansion of all types of business 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 rural businesses

Section 12 – Achieving well designed places
Section 13 – Protecting Green Belt land

Consultations

Dunford Parish Council – No comments received

Pollution Control – No objections

Drainage - Details to be checked by Building Control

Ward Councillors – No comments received

Highways DC – No objections subject to conditions to amended plans

Yorkshire Water – No comments received

Representations

A site notice was posted adjacent to the site and no comments have been received as a result.

Assessment

Principle of development

The site lies within an area allocated as Green Belt land where new buildings are usually considered unacceptable unless they are for agriculture, sport or leisure. In this instance the building is for agricultural use and is therefore acceptable in principle subject to design, size and location.

The proposal involves the erection of a small agricultural building which is to be used to support the existing agricultural activities on the site. The building would house the applicant's flock of 34 lowland beltex sheep (following lambing, it is expected the flock will increase to circa 96) and would be used for lambing and for storage of hay. The land forming part of the application amounts to 6 acres which is owned outright with other locally rented land being grazed and cropped by the applicant. The applicant now runs a total of 13 acres, with 7 of those rented locally. Whilst the applicant's agricultural business is relatively new, sufficient justification has been submitted in support of the proposal. The applicant lives close to the site at Rising Sun Farm in the adjacent village of Holmfirth, therefore there should be no requirement for onsite living accommodation in the future for this small building.

Given the above and the justification submitted in support of the application, the agricultural building is considered justified in accordance with the NPPF and GB1.

Visual Impact

In terms of visual impact, the building would have a purpose built agricultural design which is acceptable in terms of design. The materials include a concrete block base, olive green metal sheeting above and a fibre cement roof in grey. The building has been limited in size and scale to house the applicant's flock of sheep and is of a design which is typical of agricultural buildings in the area. The proposed building is to be sited in the south eastern corner of the

field, and whilst it would be at a higher level than the road, given the overall height and small scale of the proposal, the building should not appear overly prominent. The proposal also includes a new access to the site given that the existing access is poor in terms of visibility.

It is felt that the proposed building is justified, of an appropriate scale and has been sited in an acceptable location. The proposal is considered to be acceptable in terms of visual amenity and impact upon the openness of the Green Belt in accordance with policy D1 and GB1 of the Local Plan.

Residential Amenity

The proposed building is over 300m away from the nearest residential property set to the north off Dunford Road, therefore there should not be any significant impact upon residential amenity by way of disturbance, noise or smells from the use. The Pollution Control Officer has confirmed that they have no objections to the proposal. The proposal is therefore considered to be acceptable in terms of residential amenity in accordance with Local Plan Policy Poll1.

Highway Safety

The site is located on Dunford Road, a classified road which is a rural access route with no footways or street lighting. Dunford Road is bounded by highway verge and stone walling which is subject to the national speed limit. The siting of the proposed building and the access has been amended during the course of the application, due to concerns regarding the use of the existing access and its visibility.

The application now proposes an agricultural building set to the southern boundary of the site, which will gain access from Dunford Road via a new proposed access. The proposed access provides visibility splays of 2.4m x 160m as shown on the proposed Block Plan, which will contain no obstruction over 1m which will be acceptable. The access will be surfaced in a bound material and is detailed on the drawing as having a cross camber to prevent surface water discharging onto the highway, which is acceptable and should be conditioned. The gate has also been relocated 10m back from the highway in line with the comments from the Highways Officer. The Highways Officer has confirmed that there are no objections to the revised proposal subject to conditions.

In terms of the use, the proposal is small in scale and once constructed there should not be any significant increase in movements from the site. The proposal is therefore considered to be acceptable in terms of highway safety in accordance with Local Plan Policy T4.

Recommendation

Grant subject to conditions