

Application reference number	2026/0747
-------------------------------------	-----------

Application Type	Full
-------------------------	------

Proposal Description:	Erection of agricultural style building to enclose existing menage
Location:	Wentworth Grange Farm, Stainborough Lane, Hood Green, Barnsley, S75 3HA

Applicant	Mrs C Saynor
------------------	--------------

Number of Third Party Reps	None	Parish:	Stainborough
		Ward:	Penistone East Ward

Site Description

The site is in a relatively isolated location approximately 1km to the south of Hood Green and comprises agricultural pasture within a natural small valley. Access is via a lengthy farm track from Stainborough Lane which also serves Wood Nook Farm and other isolated dwellings in the locality and is a public right of way.

The site comprises several fields of pasture used for horse livery, and stud, an agricultural style barn (stable block), exercise arena, a lunge pen, paddock, and a residential log cabin.

Relevant Site History

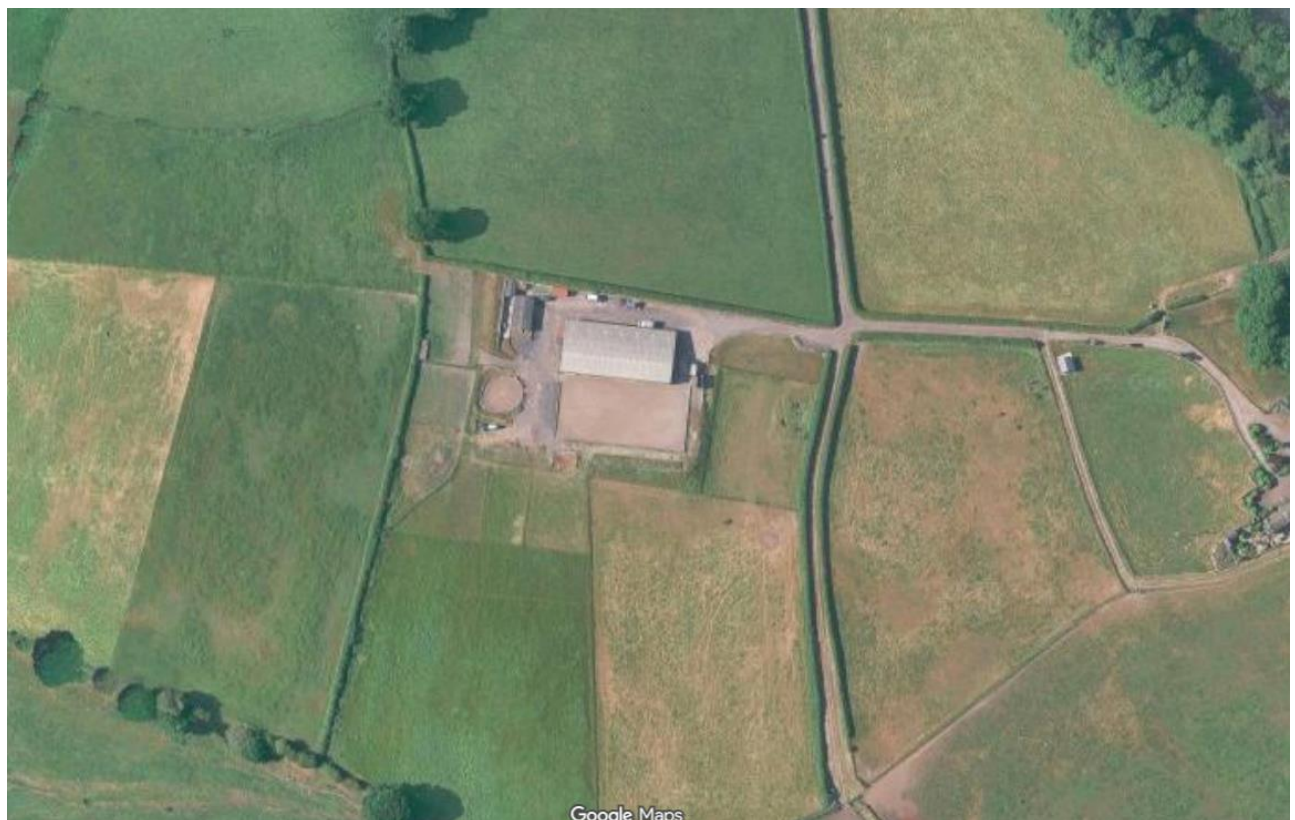
<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
2016/0321	Proposed agricultural building to house livestock and to store fodder and implements	Approved with Conditions July 2026
2020/0380	Change of use from agricultural to 'mixed agricultural and equestrian'; outdoor riding surface; mobile turnout pen and siting of temporary rural enterprise dwelling (log cabin) for a period of 3 years - Part retrospective	Approved with Conditions August 2020
2023/0684	Removal of condition 3 of planning permission 2020/0380 to allow the retention of the log cabin on a permanent basis - Change of use from agricultural to 'mixed agricultural and equestrian'; outdoor riding surface; mobile turnout pen and siting of temporary rural enterprise dwelling (log	Approved with Conditions September 2023

	cabin) for a period of 3 years - Part retrospective	
2024/0198	Removal of conditions 3 (Occupation), 4 (Outbuilding and Paved Patio Removal) and 5 (Site Reinstatement) of planning permission 2023/0684 (Removal of condition 3 of planning permission 2020/0380 to allow the retention of the log cabin on a permanent basis - Change of use from agricultural to 'mixed agricultural and equestrian'; outdoor riding surface; mobile turnout pen and siting of temporary rural enterprise dwelling (log cabin) for a period of 3 years - Part Retrospective).	Approved with Conditions December 2025
2026/0466	Prior Approval for an agricultural building for the storage area for straw, fodder and farm machinery.	Prior Approval Not Required September 2026

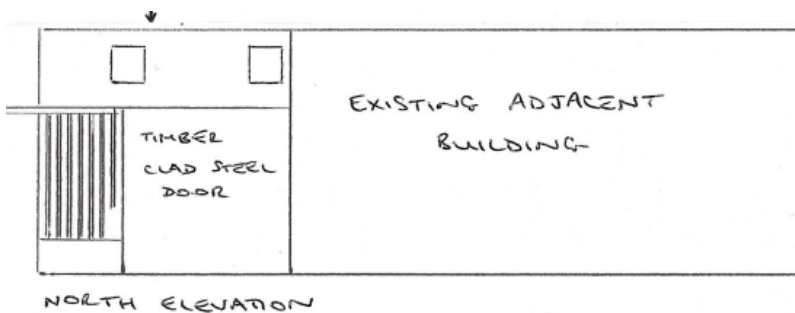
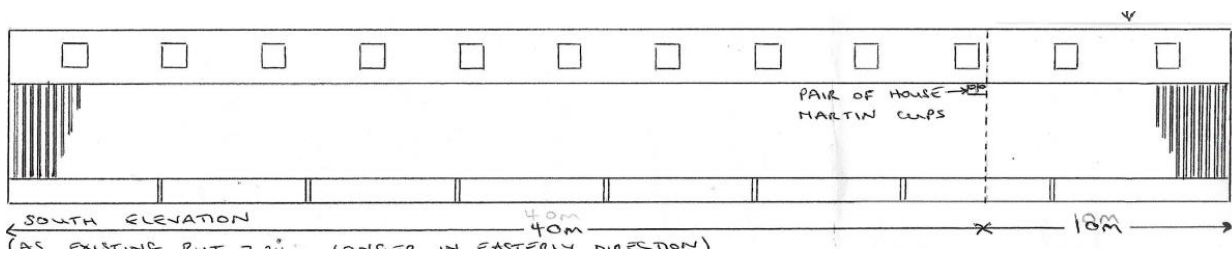
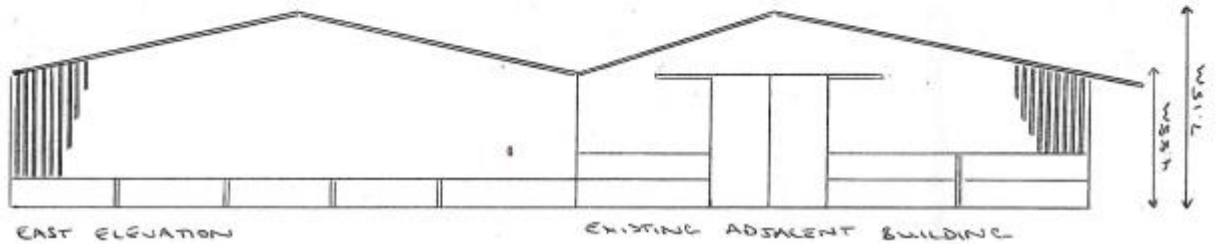
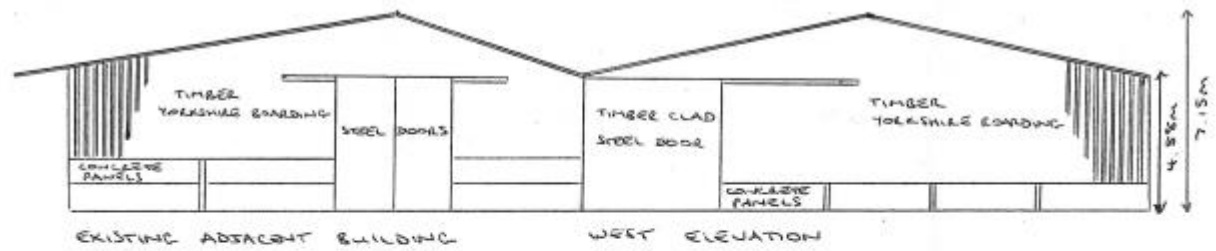
Proposal

The applicant seeks permission to erect a building to cover the existing exercise arena located to the south of the agricultural style stable block.

The building is to measure 40m by 20.5m with a height of 4.8m and 7.1m to the eaves and ridge and is of a construction to match the existing stable block.







Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF 2026) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan

The site is identified as Green Belt within the Local Plan and as such the following policies are considered to be relevant to this application:

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

National Planning Policy Framework (NPPF 2026)

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code.

Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England. Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, paragraph 17 sets out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with

The most relevant sections are:-

Section 3 – Decision making policies

Section 4 – Achieving sustainable development

Section 13 – Protecting Green Belt land

GB6: Control of development in the Green Belt

GB7: Development which is not inappropriate in the Green Belt

Section 14 – Achieving well designed places

Relevant Consultations

Parish Council (Stainborough) - No objections received

Ward Councillors – No objections received

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

The application was advertised by way of a site notice posted adjacent to the site and advertised on the Council's website; no representations have been received.

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact on the character of the area and on the openness of the Green Belt
- The impact on the highway network and highways standards
- The impact on neighbouring residential properties
- The impact on the ecology of the site

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight.

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The site is located within the Green Belt where Local Plan Policy GB1 protects against inappropriate development in line with National Planning Policy. Whilst the erection of new buildings within the Green Belt are considered inappropriate development, it allows for the provision of appropriate facilities (in connection with the existing use of land or change of use) in line with NPPF Policy GB7 (1.e) which states the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances.

The building is to enclose an existing exercise area associated with an existing use of land, as such the principle of development is considered acceptable.

Impact on the Character of the Area and on the Openness of the Green Belt

The proposed development would involve the enclosure of an existing exercise arena located adjacent to, and to the south of the existing stable block.

Whilst the proposal would result in an increase in built form on the site, its siting immediately adjoining the existing stable block would ensure that it is perceived as part of the established group of buildings, rather than as a prominent or isolated feature within the Green Belt.

The proposed building would be constructed using materials that match the existing stable block which are agricultural in appearance, reflecting the character of the surrounding rural area. Its siting, scale and appearance would ensure that the structure integrates satisfactorily with the existing development on the site and the wider landscape.

The development is therefore considered to have a limited impact on the openness, character and appearance of the Green Belt and the wider area; this carries significant weight in favour of the applications and as such it is considered acceptable and in compliance with Local Plan Policies GB1 and D1.

Impact on the highway network and highways standards

The proposal does not require any alterations to the current access or parking provision arrangements; this carries significant weight in favour of the application and as such, it is considered that the proposed development is acceptable and in compliance with Local Plan Policy T4.

The impact on neighbouring residential properties

The site is sited in an isolated location, and there no close neighbouring dwellings that would be impacted by the development, this considered significant weight in favour of the proposal and as such it is considered acceptable and be in line with Local Plan Policy GD1.

Impact on the ecology of the site

National requirements have seen the introduction of Biodiversity Net Gain (BNG). In England; BNG is mandatory under the Town and Country Planning Act 1990, whereby developers must deliver a biodiversity net gain of 10%, resulting in more or better-quality habitat than before a development. These regulations were introduced on 12th February 2024 and applied to any application submitted after this date.

Whilst this application was submitted after this date, and the site area exceeds 0.2 hectares, the de-minimis exemption would apply as the development wouldn't impact more than 25m² of on-site priority habitat or more than 5m of on-site priority linear habitats.

PLANNING BALANCE & CONCLUSION

In accordance with National Decision-Making Policy S3 of the NPPF (2026), the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be appropriate development in the Green Belt and would not impact on the openness of the Green Belt. It would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered

that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:

Plan references

Location Plan

Block Plan dated June 2026

Proposed Floor Plan dated June 2026

Proposed Elevations dated June 2026

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.