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Mr Graham Pears

Land adjacent Annat Royd Lane and Spicer House Lane, Ingbirchworth, Barnsley

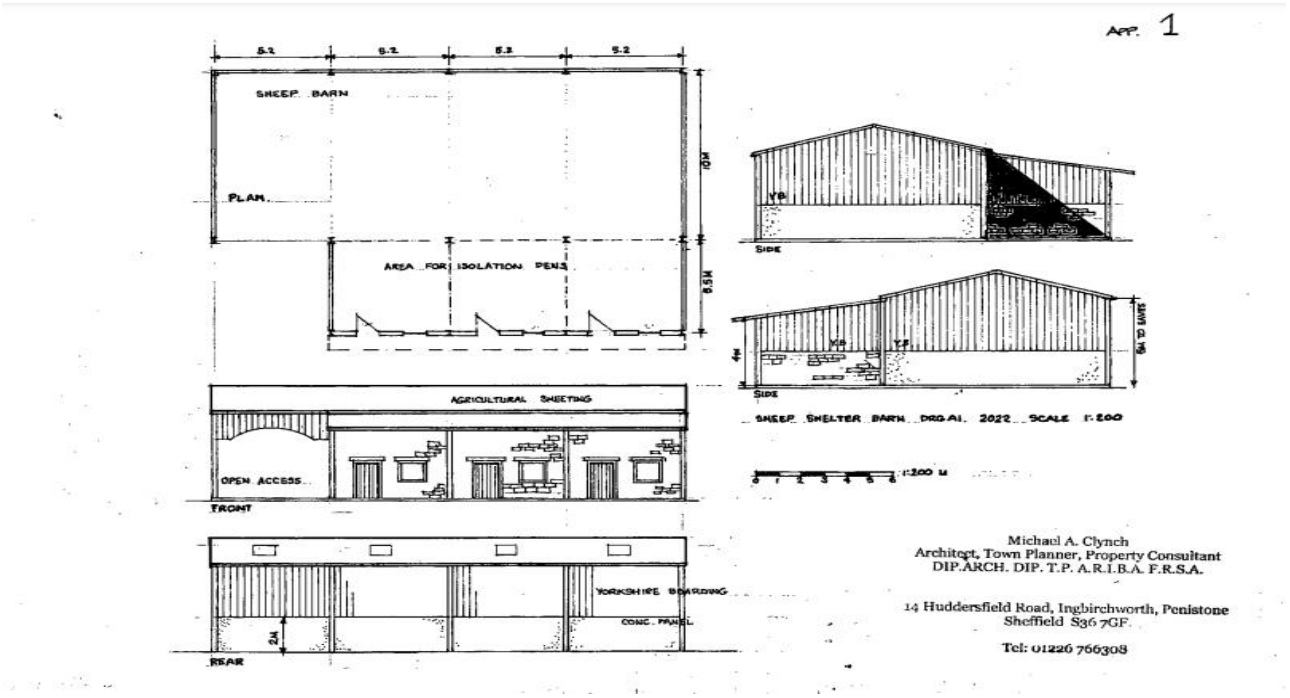
Erection of agricultural barn

Site Description

The site is an open agricultural field within an exposed landscape set in between Annat Royd Lane and Spicer House Lane. The field slopes towards Annat Royd Lane and is bounded by low stone walls.

Proposed Development

The applicant seeks permission for the erection of an agricultural storage building to measure 20.8 meters by 15.5 meters with a height to the eaves of 5 meters and 7 meters to the ridge. The materials used will be Yorkshire boarding and agricultural roof sheeting with some natural stone to the front.



Policy Context

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

Local Plan Allocation – Green Belt

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy BIO1: Biodiversity and Geodiversity – States the development will be expected to conserve and enhance the biodiversity and geological features of the borough.

Policy Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as 'inappropriate' development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension of alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise.

In respect of this application, relevant paragraphs include:

Paragraph 147: Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 149: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

Exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Consultations

The LPA's Biodiversity Officer was consulted and requested more information in the form of an ecological report and a biodiversity net gain assessment, however given the small scale nature of the proposal, and that it was on an agricultural field, it was deemed these documents were not necessary for a decision to be made in this instance

Gunthwaite and Ingbirchworth Parish Council were consulted and provided no response.

Highways Development Control (DC) were consulted and raised no objections.

Highways Drainage were consulted and raised no objections.

Penistone West Ward Councillors were consulted and provided no response.

Pollution Control were consulted and raised no objections subject to conditions.

Yorkshire Water were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice erected within the vicinity of the site, no comments were received.

Assessment

Principle of Development

The site is located within an area designated as Green Belt where the construction of certain new buildings is classed as inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight is given to any harm to the Green Belt and very special circumstances do not exist unless the potential harm to the Green Belt and any other harm is clearly outweighed by other considerations. However, exceptions to this are buildings for agricultural purposes and this development falls into tat category and as such would not be classed as inappropriate development in the Green Bellt.

Local Plan Policy GB1 states that the Green Belt will be protected from inappropriate development in accordance with the NPPF to which paragraph 149 of the NPPF states that, amongst others, buildings for agricultural purposes are considered appropriate development within the Green Belt.

Visual Amenity and impact upon the Green Belt

Local Plan Policy D1 states that *"development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley"*. The proposed building is of a simple traditional agricultural style construction akin to the other modern agricultural buildings around the borough. The design and materials are considered to fit in well with the rural landscape as the vertical timber cladding weathers.

The location of the barn will not be highly visible from public viewpoints and will have no prominence within the street scenes of Annat Royd Lane and Spicer House Lane**.** Whilst the barn would be prominent in the open landscape, the access is partially existing and given the proposed use of the building it is not considered to have a harmful impact upon the openness of the Green Belt.

Residential Amenity

The barn is located approximately 400 meters from the nearest residential property to the west and approximately 380 meters from the property to the north; it is therefore considered that the location of the barn would be located a sufficient distance from the nearest residential properties not to significantly impact on the amenity of these residents.

Highway Safety

There will be no impact upon highway safety. Access to the proposed barn would be through agricultural land via an existing access off Annat Royd Lane. The barn is intended for seasonal farm use and as such would be expected to generate minimal vehicular movements. Annat Royd Lane is very lightly trafficked. The proposals are considered to have minimal impact upon the highway.

Recommendation

Approve with conditions