

2025/0508

Mr Steve Robinson

Land at the Rear of 8 Cliff Lane, Brierley, Barnsley S72 9HR

Erection of stables and use of land for grazing of horses.

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### Site Description

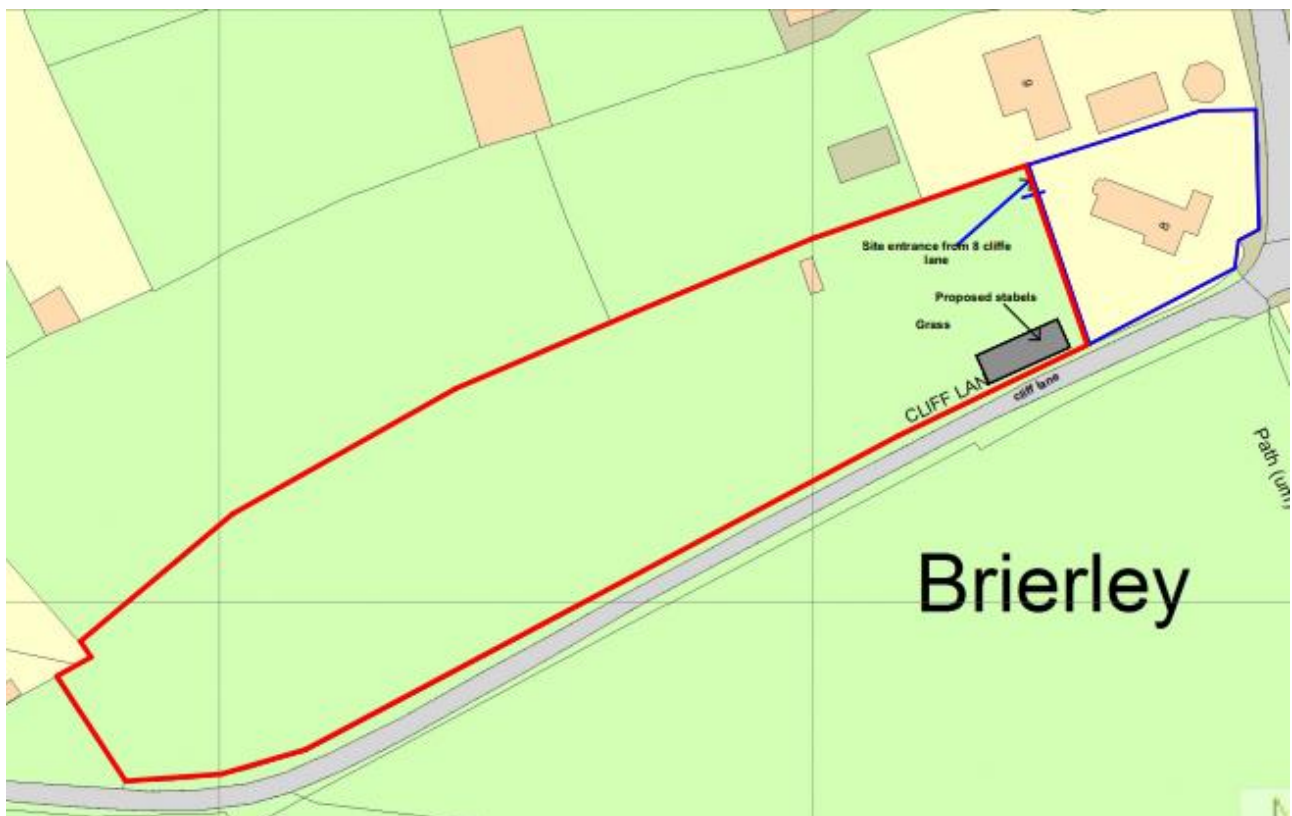
The application site is located to the rear of 8 Cliff Lane which is a corner plot at the end of Cliff Lane where it joins Clifton Close. The site is a large open field which is bounded by a mixture of post and rail fencing and hedges. The field is mostly grassed over and is surrounded by fields to the north and south and dwellings to the east and west.

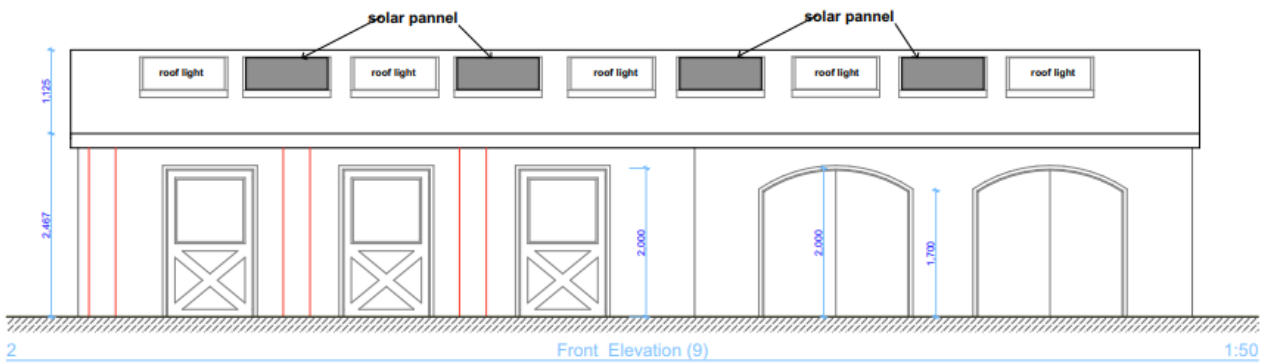
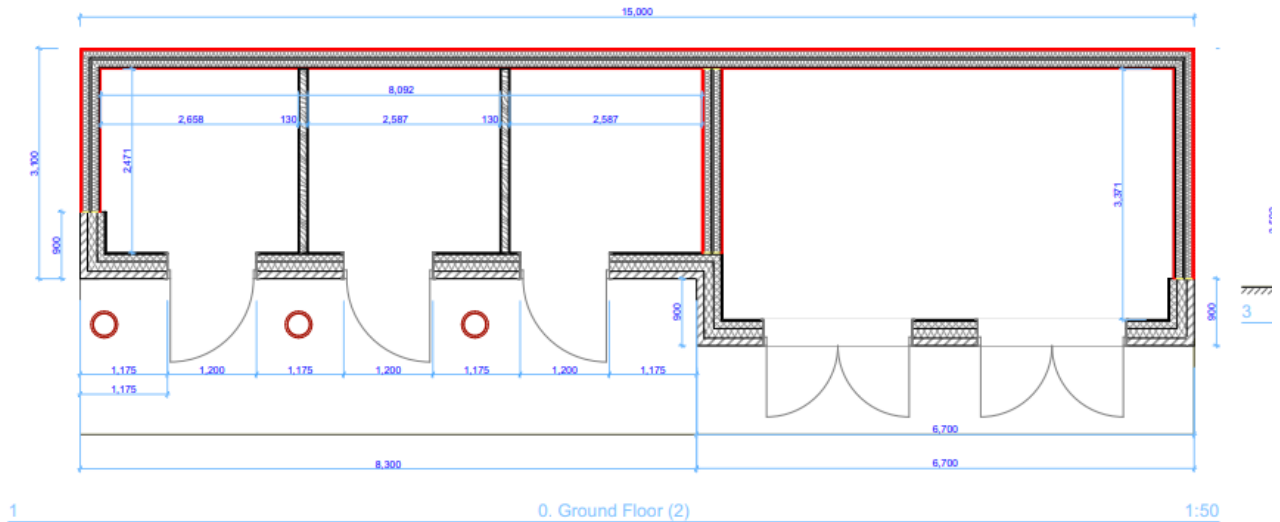
### Planning History

There is no relevant planning history on this piece of land.

### Proposed Development

The applicant is seeking permission for the erection of a new stable block and the use of the land for grazing horses. The proposal is shown below:





## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 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 Allocation – Urban Fabric and Green Space

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). 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** – Development will be approved if 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 D1: High quality design and place making** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**Policy T4: New Development and Transport Safety** – New development is expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

**Policy GS1: Green Space** – seeks to protect green space from development and improve the quantity, quality and value of local green space provision.

**Policy BIO1: Biodiversity and Geodiversity** – Development is 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, to an increase in air, surface water, or groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

#### Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The most pertinent SPD's in this case are:

- Biodiversity and Geodiversity

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

#### 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 policies include:

- Section 9: Promoting sustainable transport
- Section 12: Achieving well designed places

#### **Consultations**

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

|                             |                                    |
|-----------------------------|------------------------------------|
| <b>Biodiversity Officer</b> | No objection subject to conditions |
|-----------------------------|------------------------------------|

|                               |                                   |
|-------------------------------|-----------------------------------|
| <b>Highways DC</b>            | No objection subject to condition |
| <b>Drainage</b>               | No objection                      |
| <b>Pollution Control</b>      | No objection                      |
| <b>Local Ward Councillors</b> | No comments received              |

## Representations

Neighbour notification letters were sent to surrounding properties and a site notice was posted adjacent to the site. No comments have been received.

## Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on visual amenity and character
- The impact on neighbouring residential properties
- The impact on ecology/biodiversity
- The impact on highways safety

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 allocated as Green Space within the Barnsley Local Plan. Policy GS1 states that:

Proposals that result in the loss of green space, or land that was last used as green space, will not normally be allowed unless:

- An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or
- The proposal is for small scale facilities needed to support or improve the proper function of the green space; or
- An appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss.

The Local Plan defines Green Spaces as 'green open areas which are valuable for amenity, recreation, wildlife or biodiversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.'. In this case the site in question is under private ownership and therefore predominantly has value for private amenity and recreation. The proposal seeks to erect a stable block and use the land for grazing of horses for personal use, in this case this the proposal is considered compatible with the existing land use and will improve the use of the Green Space for the owner.

As such, the proposal is acceptable in principle provided that it would not cause harm to visual and residential amenity, highways safety or harm biodiversity. These matters are considered in more detail below.

### Visual Amenity and Character

The proposed stable building has a width of 15m and depth of 4m with an overall height of 3.6m. The building is proposed to be single storey with a sloping roof with 5 rooflights in the pitch. The application form states that the building will be finished in a timber cladding to the sides and rear with stone to the frontage. The front will also feature a number of stable doors.

The street scene is varied in terms of the material finishes and overall designs. There are also a number of backland style dwellings, ancillary buildings and stables. As such the proposed development will integrate well with its surroundings.

As such, the proposal is acceptable in terms of its design and visual amenity in accordance with the policies GD1 and D1 of the Local Plan. This weighs significantly in favour of the proposal.

### Residential Amenity

The proposed stable block is set away from the neighbouring boundary, tucked into the south east corner of the site. The building is small scale and will be used for personal use only, as such will have a limited impact on neighbouring amenity.

Pollution Control have not raised any concerns or objections to the proposal and consider any potential impact on neighbouring properties to be limited.

Overall, the proposal is considered to be in compliance with Local Plan Policy GD1: General Development and the SYRDG and is acceptable in terms of residential amenity for both neighbouring residents and future occupiers. This weighs significantly in favour of the proposal.

### Ecology/Biodiversity

Policy BIO1 of the Local Plan states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats and species, maximising biodiversity and geodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

A statutory metric and associated report have been submitted with the application, some minor amendments have been made to the site boundary and proposed planting which means overall the site can achieve 11.25% biodiversity net gain. This is positive and exceeds the minimum requirement of 10%. The Biodiversity Officer raises no objection to the proposal subject to conditions securing the net gain and further ecological enhancements.

Overall, the proposals meet the requirements of policy BIO1 and there would be limited ecological harm as a result of the proposal. This carries moderate weight in favour of the proposal.

### Highway Safety

The site will be accessed via the rear garden of No 8 Cliff Lane. Given the proposals are for personal use, it is not anticipated that the proposed development would significantly increase vehicle movements. Highways DC have not raised any concerns with the proposed development provided it remains an ancillary use to the host dwelling and not for business/commercial purposes. This has been included as a condition on the decision notice.

Overall, the proposal is considered to have a limited impact on highways safety and would accord with policy T4 of the Local Plan. This weighs moderately in favour of the proposal.

### Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential and visual amenity, nor will it negatively impact upon highway safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

### **Recommendation**

**Approve with conditions**